5012 STANLEY Road, Calgary T2S 2R5

MLS®#:	**A2141663**	Area:	**Elboya**	Listing Date:	**06/14/24**	List Price:	**$1,100,000**
Status:	**Active**	County:	**Calgary**	Change:	**+$50k, 24-Jul**	Association:	**Fort McMurray**

General Information
Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1958**

Lot Information
Lot Sz Ar: **5,543 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,965**
Low Sqft:
Ttl Sqft: **1,965**

DOM
94

Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking
Ttl Park: **44**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **8561HF**

Zoning:
M-C1

Remarks

Pub Rmks: **NICE 4 PLEX IN AN IDEAL LOCATION CLOSE TO ALL AMENITIES WITH EASY TRAFFIC ROUTES AND TRANSIT/LRT READILY AVAILABLE ! All 4 units are 2 BEDROOM UNITS WITH 1 full bath, each with front and rear entries. Also, there are 4 covered parking stalls in the rear-one for each tenant. All 4 units are currently rented, generating a net monthly rent of $5900.. This is a fabulous, central location, just off Mcleod Trail making it very desirable and easy to rent. This is a great holding property generating good income with the potential to be a valuable land play. Great opportunity for the savvy investor!**

Inclusions: **FRIDGE, STOVE, WASHER, DRYER**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123