

1644 40 Street, Calgary T3C 1W9

MLS® #: **A2146944** Area: **Rosscarrock** Listing Date: **07/05/24** List Price: **\$4,100,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **6,781 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,087**
 Low Sqft:
 Ttl Sqft: **2,087**

DOM
73
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **12**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **M-CG**
 Legal Desc: **1412116**

Remarks

Pub Rmks: *****ASSUMABLE CMHC MORTGAGE AT 2.55% UNTIL 2030 (CONDITIONS APPLY) *** CURRENT RENTAL INCOME: \$16,950.00 PER MONTH (OVER \$200,000.00 PER ANNUM) *** INCOME GENERATING 6PLEX IN ROSSCARROCK (ZONING: M-CG) --- AMAZING LOCATION -> RIGHT OFF 17TH AVE SW AND EASY ACCESS TO SARCEE TRAIL SW - UNLIMITED TRANSIT ACCESS (CLOSE TO 45 STREET STATION) AND THE AMPLE BUS STATIONS ALONG 17TH AVE SW!!! --- 6 UNITS EACH FEATURING 3 BEDROOM & 2.5 BATHS - EACH UNIT HAS A BALCONY - 5 UNITS HAVE A SINGLE ATTACHED GARAGE WITH DRIVEWAY (2 PARKING SPOTS) - 1 UNIT W DOUBLE ATTACHED GARAGE - SLIGHTLY VARYING FLOORPLANS FOR EACH UNIT (SUITED TO THE FUNCTIONALITY OF EACH UNIT) - AMAZING MULTI-FAMILY INVESTMENT IN A GREAT LOCATION!**

Inclusions: **N/A**

Property Listed By:

Real Broker

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