



THE
A-TEAM

**RE/MAX
FIRST**

1527 28 Avenue, Calgary T2T1J3

MLS® #: **A2148348**

Area: **South Calgary**

Listing Date: **07/24/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1951**
Lot Information
Lot Sz Ar: **6,243 sqft**
Lot Shape: **50 x 125**

Finished Floor Area

Abv Sqft: **2,106**
Low Sqft:
Ttl Sqft: **2,106**

DOM

54
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style: **Up/Down**

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Assigned,Parking Pad,Public Parking**

Utilities and Features

Roof: **Membrane**
Heating: **Sep. HVAC Units,Natural Gas**
Sewer:
Ext Feat:

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple**
Legal Desc: **4479P**

Zoning: **M-C1**

Remarks

Pub Rmks: **Here's your opportunity to own a Solid Investment 4 plex in one of Calgary's best Inner City Neighbourhoods! Featuring 3 Spacious - 2 Bedroom Suites and 1 Bright & Sunny- One bedroom suite you have a great rental mix for years to come. The up/down 'flat' 4 plex configuration lends itself to larger spaces and natural light**

while giving privacy. All 4 units have Vinyl windows, separate High efficiency HVAC and 2 entrances. Original Oak hardwood, decorative plaster ceilings and 50's faux fireplaces give a stylish midcentury vibe that holds true to today. This property has been carefully maintained with A new Boiler in 2019 and Membrane Roof 2015. Buy and hold as an investment property and look to future redevelopment as this 50' x 125' lot is zoned MC-1 so its a good size and has lots of options.

none
CIR Realty

Inclusions:
Property Listed By:

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