



THE A-TEAM

RE/MAX FIRST

1611 36 Avenue #., Calgary T2T 2G2

MLS® #: A2149089 Area: Altadore Listing: 07/12/24 List Price: \$1,690,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: Apartment
City/Town: Calgary
Year Built: 1957
Lot Information
Lot Sz Ar: 9,300 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 4,700
Low Sqft:
Ttl Sqft: 4,700

DOM
66
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Low-Rise(1-4)
Parking
Ttl Park: 9
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof: Flat, Tar/Gravel
Heating:
Sewer:
Ext Feat:

Construction:
Other
Flooring:
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 4363AG
Zoning: M-C1

Remarks

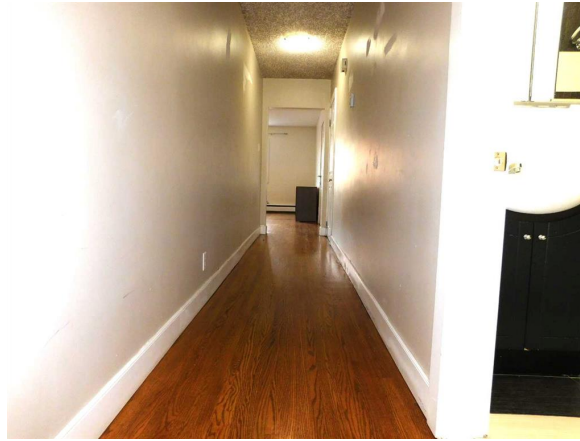
Pub Rmks: Corner lot , Investment opportunity 6 plex , located in Altadore , prime location to hold or to build, 9300 sq.ft. of land on a corner lot, Land Use M-C1 5x2 bedrooms 1x1 bedroom , up grades include newer windows, exterior, 1 suites been upgraded with new kitchens , 1 suite is for showings, all suites are large , includes all appliances , newer roof. long term tenants , please do not approach tenants. Monthly gross income \$9,575.00 Extra income from laundry at \$3600 per year Total revenue \$114,900.00per year Investment opportunity 6 plex , located in Altadore , prime location to hold or to build, 9300 sq.ft. of land on a corner lot, 5x2

Inclusions:
Property Listed By:

bedrooms 1x1 bedroom
6 STOVES 6 FRIGES
RE/MAX Real Estate (Mountain View)

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





1611 36 Ave SW 6 SUITES LOCATED IN ALTADORE LOT 62 ft x 150 ft. M-R



