



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**416/416A/416B/414 54 Avenue, Calgary T2V 0C5**

MLS® #: **A2155298**

Area: **Windsor Park**

Listing Date: **08/07/24**

List Price: **\$1,268,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 18-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,201 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Double Garage Detached,Off Street**

DOM

**145**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Entrance,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Hardwood,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room                      Level                      Dimensions

Room                      Level                      Dimensions

Legal/Tax/Financial

Title:                                      Zoning:

**Fee Simple**

**R-C2**

Legal Desc:                              **360GV**

Remarks

Pub Rmks: **!!!\$30,000 Drop!!!. Brand new furnace in 416A&B. ATTENTION INVESTORS and BUILDERS! Discover an exceptional opportunity to own a revenue property in the**

vibrant community of Winsor Park in Calgary. This well-maintained side-by-side duplex with 2 LEGAL NEWLY RENOVATED BASEMENT SUITES, double detached garage and fully landscaped backyard. 2 electric meters and 2 gas meters. Firewall installed. Ready to SPLIT TITLE. This property sits on a 60'x120' south-facing lot, perfect for future redevelopment. Featuring 4 units, each are 2 Bedroom Suites with separate entrances and laundry room. Living area (including all 4 units 416, 416A, 416B, 414) measurement is about 3400 sq ft. This property is conveniently located for an easy commute to downtown Calgary, public transit, c-train station and 10 minutes walking distance to Chinook Centre. Also close to Glenmore reservoir, Sandy Beach Park and Rocky view Hospital. All 4 units are occupied by excellent long term tenants, currently on a month to month basis. Showings are only available every Sunday from 1-4pm. Don't miss out on this amazing opportunity!

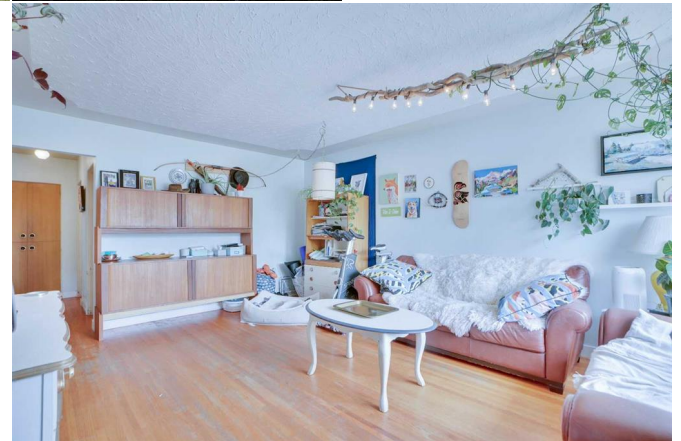
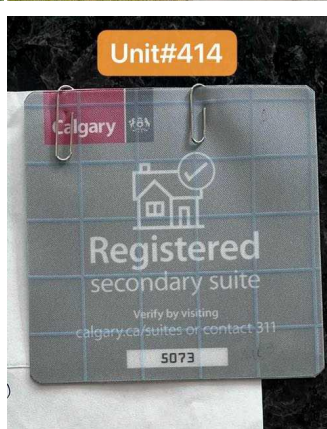
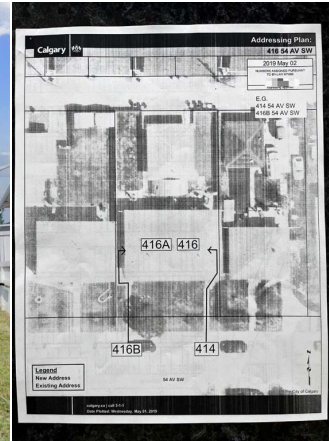
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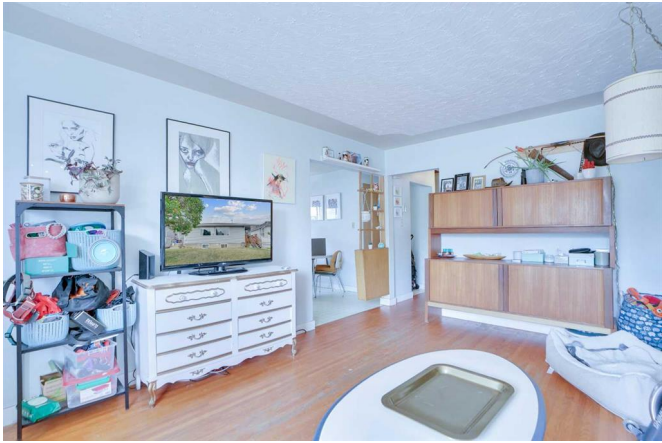
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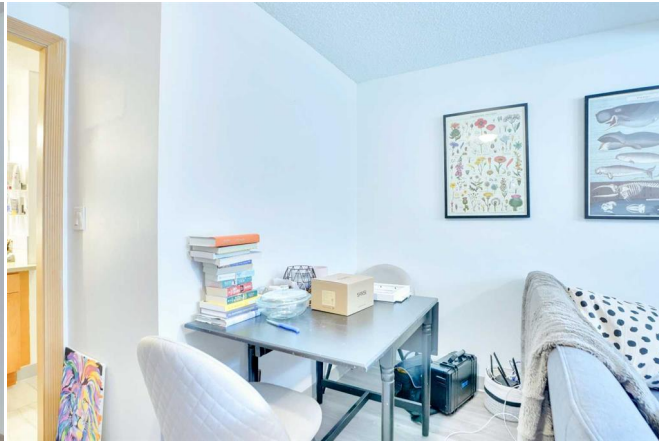
Property Listed By:

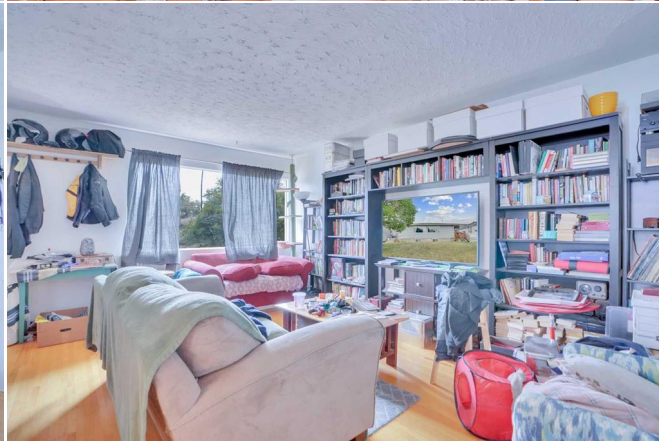
Grand Realty

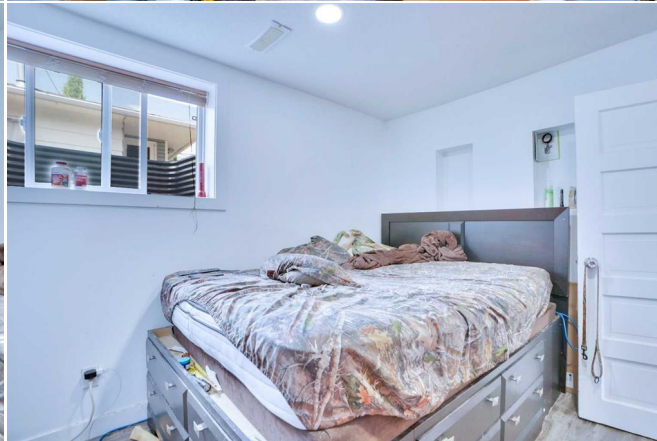
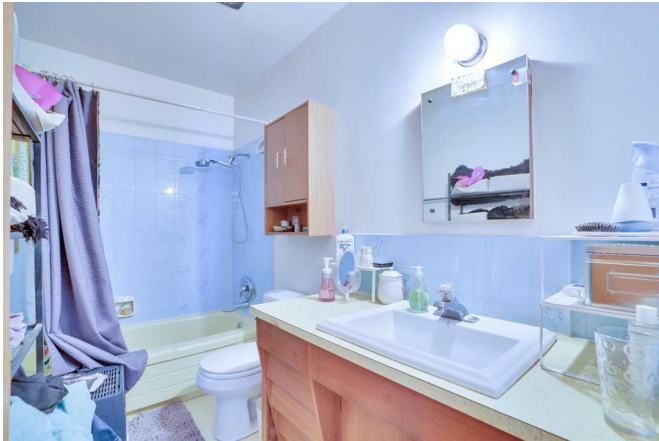
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













**416A 54 Ave SW, Calgary, AB**

Main Floor Left Side Exterior Area 844.53 sq ft  
Interior Area 790.05 sq ft



PREPARED: 2024-07-28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**416B 54 Ave SW, Calgary, AB**

Basement Left (Below Grade) Exterior Area 710.27 sq ft  
Interior Area 127.53 sq ft



PREPARED: 2024-07-28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**416 54 Ave SW, Calgary, AB**

Main Floor Right Side Exterior Area 850.35 sq ft  
Interior Area 796.75 sq ft



PREPARED: 2024-07-28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**414 54 Ave SW, Calgary, AB**

Basement Right Side (Below Grade) Exterior Area 842.24 sq ft  
Interior Area 796.05 sq ft



PREPARED: 2024-07-28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

