



THE
A-TEAM

**RE/MAX
FIRST**

1716 29 Avenue, Calgary T2T 1M7

MLS® #: **A2164283**

Area: **South Calgary**

Listing Date: **09/16/24**

List Price: **\$1,150,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1953**

Finished Floor Area
Abv Sqft: **2,715**
Low Sqft:
Ttl Sqft: **2,715**

Lot Information

Lot Sz Ar: **6,232 sqft**
Lot Shape:

DOM

66
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Access:

Lot Feat:
Park Feat: **Triple Garage Detached**

Parking

Ttl Park: **4**
Garage Sz: **3**

Utilities and Features

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

Refrigerator, Stove(s), Washer/Dryer

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
M-C1

Remarks

Pub Rmks:

Welcome to this incredible 4-1 bed, 1 bath property in the heart of vibrant Marda Loop! Each unit is thoughtfully designed, offering comfort and convenience. With a shared common washer/dryer area and a massive backyard, there's plenty of space for tenants to enjoy. A rare find, the property also boasts a triple detached garage, providing ample parking or storage options. Whether you're an investor seeking consistent rental income or someone looking to live in one unit and rent out the others, this property is an ideal solution. Positioned in one of Calgary's most desirable neighborhoods, close to trendy shops, cafes, and parks, this 4-plex is

Inclusions:
Property Listed By:

the perfect blend of urban living and smart investing. Don't miss out on this unique opportunity! Call now for your private showing!
na
CIR Realty

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









