1716 29 Avenue, Calgary T2T 1M7

MLS®#:	**A2164283**	Area:	**South Calgary**	Listing Date:	**09/16/24**	List Price:	**$1,200,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Multi-Family**			
Sub Type:	**4 plex**			
City/Town:	**Calgary**	Finished Floor Area		
Year Built:	**1953**	Abv Sqft:	**2,715**	
Lot Information		Low Sqft:		
Lot Sz Ar:	**6,232 sqft**	Ttl Sqft:	**2,715**	
Lot Shape:				
Access:				
Lot Feat:				
Park Feat:	**Triple Garage Detached**			

DOM
3

Layout

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

Parking

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

Utilities and Features

Roof:		Construction:	
Heating:		Flooring:	
Sewer:		Water Source:	
Ext Feat:		Fnd/Bsmt:	
Kitchen Appl:	**Dishwasher,Refrigerator,Stove(s),Washer/Dryer**		
Int Feat:			
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**M-C1**
Legal Desc:	**4479P**	

Remarks

Pub Rmks: Welcome to this incredible 4-unit 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 the

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

Inclusions: **na**

Property Listed By: **CIR Realty**