



THE A-TEAM

RE/MAX FIRST

6043 8 Avenue, Calgary T2A0B3

MLS#: A2164931 Area: Penbrooke Meadows Listing Date: 09/11/24 List Price: \$750,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: Full Duplex
City/Town: Calgary
Year Built: 1972
Lot Information
Lot Sz Ar: 7,082 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,944
Low Sqft:
Ttl Sqft: 1,944

DOM: 8
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Side by Side
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl: Electric Stove, Refrigerator, Washer/Dryer
Int Feat:
Utilities:
Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 7682JK
Zoning: R-C2

Remarks

Pub Rmks: Attention investors!! BOTH SIDES of the duplex for sale under 1 title. Total of 4 rentable units to generate some positive cash flow. Walk out for basement suites on both sides. 3 bedrooms up and 2 bedrooms down with 2 full baths with shared laundry on each side. Close proximity to all amenities including schools, transit, shopping, recreation centers and restaurants. 15 minutes drive to downtown. Move in ready!! Vacant and easy to show. Call your favorite realtor today!
Inclusions: None

Property Listed By:

CIR Realty

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











