

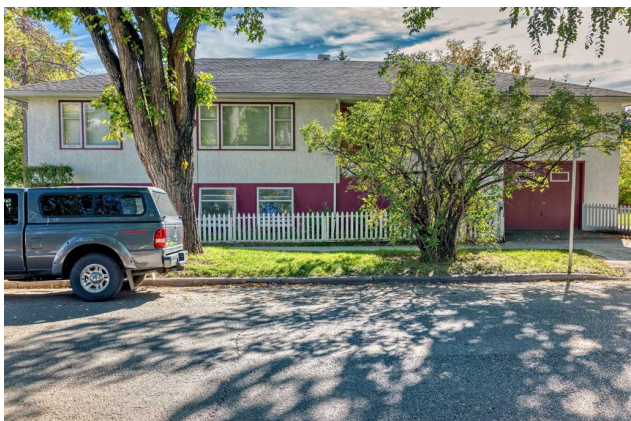


THE
A-TEAM

**RE/MAX
FIRST**

721 4 Avenue, Calgary T2E 0K3

MLS® #: **A2168286** Area: **Bridgeland/Riverside** Listing Date: **09/24/24** List Price: **\$974,800**
 Status: **Active** County: **Calgary** Change: **-\$25k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **4 plex**
 City/Town: **Calgary**
 Year Built: **1953**
Lot Information
 Lot Sz Ar: **4,908 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,598**
 Low Sqft:
 Ttl Sqft: **1,598**

DOM
57
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden**

Construction: **Stucco**
 Flooring:
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Gas Stove, Refrigerator, Washer**
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **4647V**

Remarks

Pub Rmks: ****PRICE ADJUSTMENT & EASY TO SHOW** Opportunity knocks with this Detached Multi Family complex in Bridgeland. Situated on a Large RC-G Corner lot (45 X 110 SF) with a back alley. This complex has ONE vacant 3 BEDROOM (Main floor) Suite with an attached garage, TWO 1 BEDROOM Suites (south and east in the**

basement) and ONE bachelor suite (above the garage) and 2 oversized Single car garages. Currently 2 units are vacant making this an ideal situation for someone to live in the 3 bedroom and rent out the remaining 3 other units & the garage(s). Or for the savvy investor to capitalize on the low vacancy rate and put in their ideal tenants. This has endless potential for a buyer looking to subsidize the cost owning a property, or a developer looking to capitalize on a corner lot zoned for Multifamily, or an Investor looking to add to their portfolio. **MUST BE SEEN TO BE APPRECIATED.**

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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

