



THE
A-TEAM

**RE/MAX
FIRST**

4724 STANLEY Road, Calgary T2S 2R2

MLS®#: **A2171810** Area: **Parkhill** Listing Date: **10/10/24** List Price: **\$1,348,888**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **4 plex**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **7,491 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Alley Access, Double Garage Detached, Off Street**

Finished Floor Area

Abv Sqft: **1,620**
 Low Sqft:
 Ttl Sqft: **1,620**

DOM

42
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> <u>Legal/Tax/Financial</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|---|--------------|-------------------|
|-------------|--------------|-------------------|---|--------------|-------------------|

Title: **Fee Simple**
 Legal Desc: **357GU**
 Zoning: **M-C2**

Remarks

Pub Rmks: **Elboya - 4724 & 4728 Stanley Road SW: INVESTORS/DEVELOPERS. Fantastic opportunity to own two separate 60' x 125' lots in the sought-after community of Elboya. Total Land is 15,000 Sqft. Each property is separately titled and must be purchased together, total list price for the package is \$2,697,776. The current use on each property is a legal 4-plex. The current Zoning is MC-2. All units have two Bedrooms and one bath. All eight units are well-maintained, and many have long-term tenants. Upper units are 774 sqft, and lower units are 720 sqft. Each unit is self-contained with a private/separate front and rear entrance and is metered with**

its own electrical panel, HWT, furnace, and in-suite laundry. There is plenty of street parking. 4724 has three outdoor stalls and a double detached garage with a back lane. 4728 has a 4-car garage with a back lane. Prime Inner City Property! Ideally situated in Elboya, just south of Parkhill and within walking distance of Stanley Park and the 39 Ave LRT Train Station. Fantastic Location - steps to MacLeod Trail with quick access to Chinook Centre Mall, Britannia Plaza + Much More !! Easy access to Elbow Drive, Deerfoot & Glenmore Trail and a 10-minute commute into downtown. Excellent holding property, a rare re-development opportunity to own 120 feet of frontage ready for development with solid rental income. Call for more information.

Inclusions:
Property Listed By:

All chattels owned by the seller in the daily operation of the units. Sold in "AS IS" condition
RE/MAX Real Estate (Central)

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









