



THE A-TEAM

RE/MAX FIRST

2811 19 Street, Calgary T3M 3V7

MLS®#: A2176903 Area: Banff Trail Listing Date: 11/01/24 List Price: \$1,099,800
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: 4 plex
City/Town: Calgary
Year Built: 1962
Lot Information
Lot Sz Ar: 7,793 sqft
Lot Shape: Large irregular corner lot

Finished Floor Area
Abv Sqft: 1,864
Low Sqft:
Ttl Sqft: 1,864

DOM 19
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Bi-Level,Side by Side
Parking
Ttl Park: 9
Garage Sz: 3

Access:
Lot Feat: Back Lane,Corner Lot,Lawn,Near Shopping Center,Near Golf Course,Near Public Transit
Park Feat: Additional Parking,Stall,Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas,See Remarks
Sewer: Public Sewer
Ext Feat: Private Entrance
Construction: Wood Frame
Flooring: Hardwood,Laminate,Tile
Water Source: Public
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Refrigerator,See Remarks,Stove(s),Washer/Dryer
Int Feat:
Utilities: Cable at Lot Line,Cable Connected,Electricity Connected,Natural Gas Connected,High Speed Internet Available

Room Information

Room Level Dimensions Room Level Dimensions
Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 907GS
Zoning: R-CG

Remarks

Pub Rmks:

Prime Investment Opportunity! Excellent legal 4-plex with a prime Banff Trail Location, directly across from West Confederation Park and near the University of Calgary, SAIT, and Lions Park LRT Station. Purpose-built as a 4-plex, this property boasts spacious, well-designed units with desirable amenities. The two upper units, each around 930 sq. ft., feature two sizable bedrooms (one with a walk-in closet), a 4-piece bathroom, a generous kitchen, and an inviting living-dining area complete with a cozy fireplace. Each unit includes a private laundry room for tenant convenience. The two lower units, spanning 869 and 874 sq. ft., are similarly configured, with slight variations such as standard closets and utility rooms, offering 2 bedrooms, a 4-piece bath, and a comfortable living-dining space, also featuring a fireplace and private laundry facilities. All units benefit from recent furnace upgrades (circa 2013) and come with an energized parking stall at the rear of the property. Additionally, a detached triple garage provides further income potential, offering flexibility for tenant storage or extra rental income. With rents currently below market value, this property offers excellent potential for increased revenue. Long-term tenants occupy the property, 2815 side are on month-to-month leases, 2815 side have leases till the end of March 2025. This is an exceptional opportunity to secure a high-demand, low-vacancy property in a prime location with promising returns.

Inclusions:
Property Listed By:

4- Fridges, 4- Stoves, 3 -Dishwashers, 4 -Washers, 4 -Dryers, 3-Garage Door Openers & Controls, All Window Covers not belonging to tenant's RE/MAX Realty Professionals

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







