



THE
A-TEAM

**RE/MAX
FIRST**

1824 29 Avenue, Calgary T2T1M8

MLS®#: **A2183069** Area: **South Calgary** Listing Date: **12/11/24** List Price: **\$1,149,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **4 plex**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,250 sqft**
 Lot Shape: **50 x 125**

Finished Floor Area
 Abv Sqft: **1,600**
 Low Sqft:
 Ttl Sqft: **1,600**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Membrane**
 Heating: **Sep. HVAC Units, Natural Gas**
 Sewer:
 Ext Feat:

Construction: **Brick, Concrete, Stucco, Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **4479P**

Zoning: **MC-1**

Remarks

Pub Rmks: **Here's your chance to own a 4 plex in the sought after Neighbourhood of Marda Loop! Just steps from all the stops & shops of one of Calgary's best inner-city neighbourhoods you can't get much better than this for a long term investment property. Featuring 4 - 1 Bedroom suites each with separate mechanical and laundry you have a solid setup for attracting some great tenants. This 4 plex has been continually updated over the years with a new Membrane roof 2017, High**

efficiency furnace 2024 and a couple new hot water tanks. The units are bright and sunny due to the large windows while the layouts are functional and take advantage of the great exposure. The stylish 1950's solid oak floors give the units a timeless style and warmth. A short walk to excellent transit routes, the South Calgary Outdoor Pool and Skating rinks or just for meeting up with friends at the many local restaurants and coffee shops this is the place to be. The MC-1 zoned 50 x 125 lot has lots of options now and in the future.

Inclusions:
Property Listed By:

N/A
CIR Realty

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









