



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11424 ELBOW Drive, Calgary T2W 2E6**

MLS® #: **A2200981**      Area: **Southwood**      Listing Date: **03/10/25**      List Price: **\$1,089,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
 Sub Type: **4 plex**  
 City/Town: **Calgary**  
 Year Built: **1973**

Finished Floor Area

Abv Sqft: **2,160**  
 Low Sqft:  
 Ttl Sqft: **2,160**

DOM

**24**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **5**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl: **Electric Stove, Refrigerator**  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

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

Title: **Fee Simple**      Zoning: **M-C1**  
 Legal Desc: **731047**

Remarks

Pub Rmks: **Introducing a remarkable investment opportunity to own legal 4plex in the highly desirable and well established Southwood neighborhood. Located on NW corner of Sacramento Drive and Elbow Drive SW, this property is just minutes from Anderson Drive and public transit stops on Elbow Drive, ensuring convenience for tenants. Walking distance to Anderson C-Train station, making this location ideal for commuters and enhancing its appeal to prospective renters. This 4 plex features leased 3 bedrooms suites , each offering spacious layouts that's attracts long term tenants. The property has five designated parking stalls at the rear. Top units have a large balconies, lower units features a large patio. Each unit is individually metered, meaning that tenants are responsible for their own utilities, which reduces operating costs and simplifies maintenance for the owner. Newer torch on roof, gutters, 2 newer furnaces. This property offers a rare combination of location , functionality, and profitability. Don't miss your chance to secure a stable income producing asset.**

Inclusions: n/a  
Property Listed By: **CIR Realty**

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







