



GRASSROOTS
REALTY GROUP

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**A,B,C,D,E, 1917 24 Street SW
Calgary, Alberta**

MLS # A2268473



\$999,900

Division:	Richmond		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	2,131 sq.ft.	Age:	1949 (76 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: property maintenance in the detached shop

Fantastic opportunity to own a fully renovated multi-family investment property in the heart of Richmond—just steps from transit, shops, and amenities. This property features five total units, each offering 1 bedroom and 1 bathroom. Currently, four of the five units are rented, generating a strong monthly income of \$5,725 (\$68,700 annually), with leases in place for all rented suites. With the additional of Unit E into the rental pool, monthly rent could go up to at least \$6,725 (\$80,700 annually). Each unit underwent a full renovation, ensuring low maintenance and modern appeal for years to come. Recent upgrades include a new roof, new sliding doors, newly paved parking area, automated heating and alarm systems, newer hot water heater, and newer furnaces. The property also includes a detached accessory building/shop offering additional rental income potential. An ideal turn-key revenue property in one of Calgary's most desirable inner-city neighbourhoods!