



**GRASSROOTS**  
REALTY GROUP

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**11254 6 Street SW**  
**Calgary, Alberta**

**MLS # A2280116**



**\$1,249,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Additional Parking, Alley Access, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage

<b>Bldg Name:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** 4 refrigerators, 4 electric stoves, 4 hood fans, 4 washers, 4 dryers

EXCEPTIONAL INVESTMENT OPPORTUNITY in a highly desirable Southwest community, within three blocks of the Anderson C-Train Station and Southcentre Mall! This TRUE LEGAL FOURPLEX generates \$74,400 in annual rental revenue with excellent tenants in place and strong upside for future rent increases—a rare and highly sought-after asset in this prime, transit-oriented location. Purpose-built as a fourplex (NOT a converted duplex like many others on the market), this solid investment offers over 4,320 SQ.FT. of total living space across four fully self-contained units, an extremely rare configuration in today's market. Each unit features three bedrooms, its own private entrance, a dedicated furnace, separate electrical meter, individual hot water tank, in-suite washer and dryer, ample storage, a fenced private yard, and a dedicated parking stall—a combination that consistently attracts quality, long-term tenants and supports strong rental demand. Two of the units have been completely renovated throughout, while a third unit has received numerous updates including a new dishwasher, fresh paint, new baseboards, updated window coverings, and new closet doors. The fourth unit is occupied by long-term tenants and has also seen improvements, including bathroom upgrades, a new washing machine, and a new hot water tank. Additional property-wide upgrades include new windows and patio doors, high-efficiency furnaces, updated hot water tanks, and various cosmetic improvements, making this a turn-key investment with immediate cash flow and long-term upside. Located in a high-demand Southwest location with consistent tenant appeal, excellent access to transit, shopping, and amenities, and strong tenants already in place, this is a rare opportunity to acquire a LEGAL fourplex that truly checks every box for investors. If

you’ve been searching for a proven income property with stability, scale, and future potential—THIS IS IT!