



**11254 6 Street SW
Calgary, Alberta**

MLS # A2280116



\$1,249,000

Division: Southwood

Type: Multi-Family/4 plex

Style: Bi-Level

Size: 2,160 sq.ft. **Age:** 1972 (54 yrs old)

Beds: - **Baths:** -

Garage: Additional Parking, Alley Access, Stall

Lot Size: 0.15 Acre

Lot Feat: -

Heating: Forced Air, Natural Gas

Bldg Name: -

Floors: Carpet, Tile, Vinyl Plank

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Storage

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-suit 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!