



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3719 14A Street SW
Calgary, Alberta

MLS # A2291909



\$3,550,000

Division:	Altadore		
Type:	Multi-Family/4 plex		
Style:	3 (or more) Storey		
Size:	7,232 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Ceramic Tile, Laminate	Water:	-
Roof:	Asphalt	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Separate Entrance, Walk-In Closet(s)		

Inclusions: 4 ADDITIONAL STOVE, DISHWASHERS, MICROWAVES, AND WASHER/DRYERS

An excellent opportunity to expand your investment portfolio in the heart of Marda Loop. This BRAND NEW 8 unit complex is complete and ready for immediate possession. Situated on a large 50x125 ft. lot, on a tree lined street, just steps from river park and the heart of marda loop. Easy transit access to MRU and downtown. The upper 3 storey units offer over 1800 square feet on three levels, above grade and an additional 575 square feet basement suites with separate entrances (Units can be connected to basement directly if desired) High quality modern finishes throughout this spacious townhouse. Hardwood, quartz, stainless steel appliances, ceramic tiles. Each upper unit features three bedrooms and 3 and a half baths. An excellent main level with living, dining and large kitchen with island. The second floor boasts two large bedrooms both with large closets and ensuites. The top third floor showcases an amazing Primary suite complete with a huge walk in closet, large ensuite with walk in 2 person shower. Dual sinks, and a full east facing private balcony. The basement suites boast high ceilings, full modern kitchens, ensuite laundry and separate spacious bedrooms with large closets. Single detached garages for all units. (4) Rental rates in the area have remained stable with low pre dominant vacancy. Furnished units can attain more and can be included in the purchase price as required. Full appliance packages for all 8 units included, and all units a separately metered. A great opportunity in a thriving community. All units now rented with a gross income of \$206,000.