



GRASSROOTS
REALTY GROUP

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604 69 Avenue SW
Calgary, Alberta

MLS # A2308423



\$1,249,000

Division:	Kingsland		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,699 sq.ft.	Age:	1958 (68 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 fridge, 4 stove

Remarkable owner occupied legal 4 plex in Kingsland and shows pride of ownership through out. Totally upgraded including new kitchens, newer bathrooms, newer flooring, new windows, new siding, upgraded insulation, new exterior doors, new fence, all within walking distance to Chinook mall and LRT. each unit has seperate storage space, new landscaping . Too many upgrades to mention here please see upgrade list in photos. Steady reliable tenants monthly income \$4525 owners suite projected rent would be \$1750. There are three two bedroom units and one 1 bedroom. Move in ready see extras list in photos