



1, 1202 2 Street NE
Calgary, Alberta

MLS # A2311476



\$1,499,000

Division:	Crescent Heights		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,089 sq.ft.	Age:	1978 (48 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, On Street, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG d72
Foundation:	-	Utilities:	Natural Gas Paid, Electricity Paid For, Heating Paid For, Water
Features:	-		

Inclusions: Shed

Exceptional investment opportunity in the highly sought-after community of Crescent Heights! This exceptionally well-maintained 4-plex offers a rare layout more comparable to a boutique apartment building than a traditional fourplex. All 4 completely self-contained units features 3 bedrooms + den, generous living areas, functional layouts, and strong tenant appeal, offering privacy and independence for residents. Adding to the investment appeal, tenants are responsible for their own utilities, and the owner does not pay utilities for the common areas, helping to minimize operating expenses. Pride of ownership is evident throughout, with meticulous upkeep and maintenance over the years. Ideally located just minutes to downtown, transit, parks, schools, shopping, and vibrant local amenities, this is a prime opportunity for investors seeking a premium multi-family asset in an unbeatable inner-city location. The current rents are as follows: Unit A is \$1,500 and units B, C, and D are \$1,650 per month each + tenants pay utilities.