



**301 46 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317240**



**\$999,900**

<b>Division:</b>	Elboya		
<b>Type:</b>	Multi-Family/Triplex		
<b>Style:</b>	-		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Side		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	Laminate, Parquet, Tile	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Rare opportunity in sought-after Elboya. Situated on a prime 55' x 120' corner lot, this well-maintained legal triplex offers exceptional flexibility for investors, developers, and owner-occupiers alike. Whether you're looking to hold as a cash-flowing investment, explore redevelopment opportunities, or maximize density through future conversion, the possibilities here are endless. With similar corner parcels in the area currently being redeveloped, including an 8-unit project directly across the street, this property presents compelling long-term upside. Ideally located just minutes from downtown and within walking distance to Stanley Park, the Elbow River pathway system, Britannia Plaza, schools, parks, transit, and major commuter routes, this is one of Calgary's most desirable inner-city locations. The property consists of three well-maintained rental units with strong tenant appeal. Unit 303 occupies an entire side of the duplex and features an abundance of natural light, two spacious upper-level bedrooms, a generous living area, and a fully developed basement. Unit 301 has been thoughtfully configured into upper and lower suites, creating additional income potential. All units are well cared for, easily rentable, and offer attractive layouts for a wide range of tenants. Current occupants of Unit 303 have expressed interest in remaining, providing added stability for investors seeking immediate rental income. Financial information is available upon request. An outstanding opportunity to secure a revenue-generating property with significant future potential in one of Calgary's premier inner-city communities.