



1727 12 Avenue SW
Calgary, Alberta

MLS # A2323271



\$1,390,000

Division:	Sunalta		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	3,076 sq.ft.	Age:	1912 (114 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Tile	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: n/a

Prime location in the core area of the city, west of the Downtown, close to amenities and revenue generating property in desirable community of Sunalta, Located just two blocks (a short walk) from the Sunalta C-Train Station, allowing for a quick, direct commute into Downtown Calgary with lots of shopping/dining options. Close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey. Both 2 story units feature 3 bedrooms and laundry; one with a full bath and 2 piece ensuite, the other with a full bath, 3 piece ensuite, and 2 piece powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential annual revenue over \$72000 approximately. Steps away from parks, a wide variety of restaurants, and multiple local grocers. Great opportunity for Investors and Builders. Concrete Parking pad for 3 vehicles accessible through back alley .