



GRASSROOTS
REALTY GROUP

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638, 640 68 Avenue SW
Calgary, Alberta

MLS # A2323950



\$1,285,000

Division:	Kingsland		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	1959 (67 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Membrane
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

This is the sale of a 4 unit revenue property in excellent condition in Kingsland. The lower level units have secondary suite approval (638B- sticker 26267, 640 B - sticker 26266). 4 well maintained 2 BR units with an excellent rental history. All units have had ongoing upgrades as needed. Chinook Mall and MacLeod Trail amenities are close by. This is a great property in a very good rental area.