



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2431 & 2429 26 Street SW
Calgary, Alberta

MLS # A2326037



\$1,200,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,954 sq.ft.	Age:	1969 (57 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, See Remarks, Separate Entrance, Storage		

Inclusions: All appliances in all 4 suites are included with the sale.

H-GO ZONING | 4 LEGAL SUITES ON 1 TITLE (2 UP, 2 DOWN) | 125 X 50 FT WEST BACKYARD LOT | APPROX. 5.30% CAP RATE | FULLY OCCUPIED AND PROFESSIONALLY MANAGED | Excellent revenue generating 4 plex in the highly sought after inner city community of Killarney. This property offers outstanding return on investment potential with an approximate 5.30% cap rate and is fully occupied with professional management already in place, making it a true turnkey investment opportunity. The lower suites have been fully renovated and were recently leased for \$1,325 and \$1,550 per month, while the upper suites are currently rented for \$2,075 per month each. Each unit features its own updated electrical panel, separate laundry, and a fireplace (chimneys capped), along with numerous additional updates throughout. Outside you'll find a double garage along with additional rear parking stalls on the large west facing 125 x 50 ft lot. Over the past few months the sellers have completed approximately \$35,000 in roofing improvements with warranty (2-ply SBS torch-on), invested approximately \$12,000 in new flooring throughout the property, trimmed all of the exterior vegetation to improve the landscaping, and repainted the fence, further enhancing the property's curb appeal. An exceptional opportunity to add a strong cash flowing asset to your investment portfolio. Link to Investor Package and photos of the new roof in listing.