



GRASSROOTS
REALTY GROUP

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11268 6 SW
Calgary, Alberta

MLS # A2335391



\$1,280,000

Division:	Southwood		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,967 sq.ft.	Age:	1972 (54 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Separate Entrance, Storage, Vinyl Windows

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

Turn key investment property near Anderson C-Trian Station. Amazing opportunity to own a solid 4 Plex with a Quad detached garage in Southwood. All the units have been renovated in past 2 years. Each unit has it's own laundry. Unit 1, 3 and 4 have: Kitchen, Dinning, Living room, Den, Laundry and half Bathroom on Main Floor; 2 Bedrooms, 1 Full Bathroom and Utility room in Basement. Unit 2 has: Kitchen, Dinning, Living room, Laundry, Storage room on Main Floor; 2 bedrooms and 1 Bathroom and utility room in Basement. There are plenty of street and back lane parking spaces around the property. It's near schools, shopping centers and easy off to major road, always easy to rent out. Fully rented with total rent of \$6650, tenants pay their own utilities.