



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1612 24 Avenue NW
Calgary, Alberta

MLS # A2337133



\$1,450,000

Division:	Capitol Hill		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	4,000 sq.ft.	Age:	1964 (62 yrs old)
Beds:	-	Baths:	-
Garage:	Stall		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 4x Refrigerator, 4x Stove(s), 4x Washer/Dryer, Shed and Window Coverings

With four legal units already in place, substantial land, excellent condition and a prime location, this is a compelling opportunity to add four doors to your portfolio in one strategic purchase. A carefully maintained and exceptionally well-kept fourplex on an impressive 7,787 sq.ft. lot in one of Calgary's most connected inner-city communities. Enjoy easy access to Confederation Park and Golf Course, Capitol Hill School, SAIT, the University of Calgary, North Hill Centre, Lions Park LRT, Foothills Medical Centre and Downtown Calgary. The property features four legal up-and-down suites and has been thoughtfully cared for over the years. Three suites are currently rented while the fourth is owner-occupied, creating additional rental upside.