



GRASSROOTS
REALTY GROUP

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128 40 Avenue NW
Calgary, Alberta

MLS # A2344541



\$1,399,000

Division:	Highland Park		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,947 sq.ft.	Age:	1957 (69 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Double Garage Detached, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed, garage remote

RARE INNER-CITY INVESTMENT OPPORTUNITY in the sought-after community of Highland Park! Ideally situated on a generous 67' x 120' lot, this legal fourplex offers an exceptional combination of location, income potential, and long-term redevelopment value. Residents will enjoy convenient access to schools, Tim Hortons, local shops, public transit, major roadways, and downtown Calgary. The property features three spacious two-bedroom units and one one-bedroom unit, complemented by numerous upgrades and a brand-new coin-operated washer and dryer. Additional highlights include a newer 24' x 21' double detached garage, three additional parking stalls, a storage shed, a large patio, and a beautifully landscaped, fully fenced private yard. A well-maintained income property in a highly accessible inner-city location—an excellent opportunity for investors or future redevelopment.