



2106 1 Street Calgary Alberta

\$1,295,000

Rarely available for sale, this highly desirable large four-plex is located in the sought-after inner-city community of Tuxedo Park. The property features three-bedroom suites on an MC-1 zoned lot, making it an excellent investment opportunity. It is ideally situated within walking distance of major amenities, including bus stops, grocery stores, schools, playgrounds, future C-Train stations, popular bars, and restaurants, and offers easy access to the downtown core via Center Street. Each bungalow-style unit is self-contained with its own in-suite laundry, hot water tank, and furnace, and each unit is individually metered. The upper units have front entrances, while the lower units are accessed from the side. All units share a similar floor plan: living rooms at the front, dining rooms across from the kitchens, and beyond the kitchens, down a hallway, you will find the mechanical and laundry rooms, a four-piece bathroom, and three bedrooms at the rear of the property. Parking is conveniently located at the rear, beyond the backyards. The building also boasts new windows throughout. Don't miss this rare opportunity to own a fantastic revenue property with enormous future development potential. (id:6769)

Listing Presented By:



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