



## 2801 14 Avenue Calgary Alberta

\$3,395,000

12 unit Building on a HUGE corner lot, two blocks of 6 units with condo title for future sale revenue. The area between the buildings allows space to have summer BBQ and lot of room for kids to play safely off the street. Full parking plus visitor parking stalls are available off street behind the building with potential to build garages in future for additional revenue. This building has a great Mix of (two) 3 bedrooms 1bath units, with fireplaces + full basements featuring large area for storage. There are (two) 3 bedroom 1bath upper units with large (approximately 400sft) deck areas with views of the surrounding area these units also feature fireplaces. The balance of units are 2 bedroom 1bath suites these town-house style and have been updated consistently over the years with new paint, doors, trim, flooring, appliances, light fixtures and more. Painting was also completed on the exterior of the building is recently. This an excellent holding property with future development potential (150foot frontage), close to transit, shopping, schools and entertainment - best part is the drive to downtown core is only 10 minutes! (id:6769)

Listing Presented By:



Originally Listed by:  
Comox Realty

<http://www.tim-reid.ca/>



See

**Mirror**

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