



## 721 4 Avenue Calgary Alberta

\$999,800

Opportunity knocks with this Detached Multi Family Bungalow in Bridgeland. Situated on a Corner lot with 4 Separate Addresses. This complex has one 3 Bedroom (Main floor) Suite, two 1 bedroom Suites (basement) and 1 bachelor suite (above the garage) and 2 oversized Single car garages. The Rents were low and it was nearly a 5% CAP Rate and in an amazing inner city community. This has endless potential for the savvy investor looking to add a Rental property to their portfolio, or a developer looking to capitalize on a corner lot zoned for Multifamily, or a first time buyer looking to live upstairs and subsidize their expenses with the Rental suites. (id:6769)

Living room 14.33 Ft x 13.92 Ft

Kitchen 14.33 Ft x 3.75 Ft

2pc Bathroom 7.58 Ft x 2.58 Ft

Kitchen 7.67 Ft x 9.25 Ft

Bedroom 8.33 Ft x 12.67 Ft

4pc Bathroom 4.00 Ft x 11.17 Ft

Living room 9.67 Ft x 14.92 Ft

Bedroom 11.08 Ft x 9.67 Ft

Bedroom 11.00 Ft x 13.58 Ft

Bedroom 10.42 Ft x 12.00 Ft

4pc Bathroom 6.92 Ft x 9.67 Ft

Kitchen 10.83 Ft x 9.67 Ft

Living room 14.58 Ft x 15.08 Ft

Kitchen 8.67 Ft x 9.25 Ft

4pc Bathroom 7.08 Ft x 9.25 Ft

Bedroom 10.42 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:

Century 21 Bamber Realty LTD.



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca