



## 804 44 Street Calgary Alberta

\$1,600,000

Introducing a rare investment opportunity in a prime corner location! This multi-unit property boasts five fully rented units, one of which has been recently renovated. Each unit features a spacious layout, including a main floor living room, dining room, kitchen, half bath, and den, perfect for modern living. The lower level of each unit comprises three bedrooms, a full bathroom, and convenient in-unit laundry facilities. Additionally, with each unit having its own furnace and HWT, residents can enjoy personalized comfort and efficiency. Outdoor living is equally impressive, with each unit offering a fenced yard and balcony, providing the perfect spaces for relaxation and entertaining. The property also comes with fully separate meters and 100 amp electrical service for each unit, ensuring ease of management and maintenance. Convenient parking is provided with one assigned stall for each unit, offering residents peace of mind and hassle-free parking. With its prime location and attractive features, this property presents a lucrative opportunity for investors seeking a high-performing asset in the rental market. Don't miss out on this incredible investment potential! (id:6769)

Listing Presented By:



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