



## 1527 28 Avenue Calgary Alberta

\$1,299,000

Here's your opportunity to own a Solid Investment 4 plex in one of Calgary's best Inner City Neighbourhoods! Featuring 3 Spacious - 2 Bedroom Suites and 1 Bright & Sunny- One bedroom suite you have a great rental mix for years to come. The up/down 'flat' 4 plex configuration lends itself to larger spaces and natural light while giving privacy. All 4 units have Vinyl windows, separate High efficiency HVAC and 2 entrances. Original Oak hardwood, decorative plaster ceilings and 50's faux fireplaces give a stylish midcentury vibe that holds true to today. This property has been carefully maintained with A new Boiler in 2019 and Membrane Roof 2015. Buy and hold as an investment property and look to future redevelopment as this 50' x 125' lot is zoned MC-1 so its a good size and has lots of options. (id:6769)

Listing Presented By:



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CIR Realty

<http://www.dwellings.ca/>

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(CENTRAL)**

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