



## 1727 12 Avenue Calgary Alberta

\$1,299,999

Prime location and revenue generating property in desirable community of Sunalta, within walking distance to Sunalta C-Train station and a lots of shopping/dining options. Also close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential monthly revenue over \$7000 City assessment as 4-plex available. Both 2 storey units feature 3 bedrooms and laundry; one with a full bath and 2 pc en suite; the other with a full bath, 3 pc en suite, and 2 pc powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. Exceptional revenue and/or development value (id:6769)

Listing Presented By:



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