



## 18191821 42 Street Calgary Alberta

\$999,900

Attention investors! Legal 4-plex with 4 bi-level suites (one on each corner) each with 1150ft<sup>2</sup> developed up and down. Comfy upstairs living area's include spacious living room, kitchen and dining room and in-suite laundry. Downstairs each unit features three bedrooms, full bath and mechanical room. Each of the 4 units has separate meters and many updates including mechanicals. Easy to rent in this location just off 17 AVE. Current configuration: two long term rentals \$1400 each plus utilities (decade plus tenants) and two well established airB&B units renting at \$150/ night. Lots of parking out back (4+). RMS Square footage above for 1821 A&B but 1819 A&B should be the same for a total of about 4600ft<sup>2</sup> developed up and down. A tidy building with flexible income opportunities and great potential; a must add to the portfolio for retail or institutional investors! Call your favorite Realtor today for more information! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net