



## 2119 36 Avenue Calgary Alberta

\$2,199,900

The original owners who built and have beautifully maintained this solid concrete 8 unit building are now offering this awesome investment property for sale! Situated on a large 75' x 126' (9,450 sq ft) lot. Comprised of 3 x 2 bedroom and 5 x 1 bedroom units, a laundry area and maintenance room. Tucked away on a quiet residential street, surrounded by single family, well maintained homes. The living areas & bedrooms of these units are spacious and larger than most modern builds with plenty of storage space and room to live comfortably. The oversized balconies provide the tenants with a comfortable space for outdoor living. There are 8 assigned - off street parking spots located at the rear of the property each with a plug in. Tenants will appreciate being steps to transit and walking distance to Safeway. Close to parks, schools, golfing with easy access to Crowchild Trail. Perfectly situated from all the amenities of Marda Loop and minutes to Mount Royal university! Ideal for students and downtown commuters. (id:6769)

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