



**BLDG 4**

## 235 Saddlepeace Crescent Calgary Alberta

\$2,199,000

Welcome to the Phoenix Townhomes #235,237,239,241- This large 4plex offers you the opportunity to invest in the growing community of SADDLEPEACE N.E - with a TOTAL OF 8 RENTABLE UNITS combined with the illegal basement suites. Each unit has a total of 4 BEDROOMS and 3.5 BATH along with an OVERSIZED SINGLE GARAGE. Upstairs you will find 3 bedrooms with 2 FULL baths and laundry. main floor comes with a large living area with a covered deck , you will find ceiling height kitchen cabinets with ISLAND and soft close drawers, quartz countertops AND HALF BATH . BASEMENT has a studio type illegal basement suite with separate entrance, full bath ,appliances and laundry. OVERSIZED SINGLE GARAGE!! Each unit is separately metered. Completion date is estimated to be MARCH 15, 2024 . Some units in the same area have been rented close to \$4000.00 for upstairs and downstairs . Fully covered under the new home Warranty program !! Total condo fees for all 4 units are estimated to be \$773.98 monthly. Please check supplements for additional information (id:6769)

Listing Presented By:



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REAL BROKER

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