



## 107 38 Street Calgary Alberta

\$1,200,000

FULLY RENOVATED LEGAL 4 PLEX IN PRIME INNER-CITY LOCATION WITH EASY ACCESS TO ALL AMENITIES | Welcome to an incredible investment opportunity located in the highly sought-after neighbourhood of Glenbrook, one of Calgary's most desirable communities in the southwest. This well-maintained legal fourplex is perfectly situated on a quiet, tree-lined residential street, offering a peaceful atmosphere while maintaining exceptional convenience. With proximity to public transit options, it provides an easy and quick commute to Calgary's vibrant downtown core, making it an ideal location for both tenants and owners alike. This property is surrounded by a wealth of amenities, including grocery stores, shopping centers, dining options, recreational facilities, and lush parks. Glenbrook's community parks and green spaces are perfect for families and outdoor enthusiasts. Nearby schools, from elementary to high school, provide excellent education options for families, while major roadways such as Crowchild Trail and Sarcee Trail allow for fast and easy connectivity to all parts of the city, making daily commutes and weekend getaways a breeze. The fourplex itself boasts four well-designed legal suites, each featuring a spacious, open-concept floor plan, ideal for modern living. Each of the 4 units with 2 generously sized bedrooms, these units offer both comfort and functionality. Private front and side entrances provide added privacy and independence for tenants. In-suite laundry facilities, including washers and dryers, add further convenience, enhancing the appeal of each unit for renters. The mechanical rooms in each legal suite house separate furnaces and individual hot water tanks, ensuring efficient heating and energy usage tailored to each tenant's needs. The property offers ample parking with a double garage + 2 additional designated parking stalls located at the rear of ...

Listing Presented By:



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