



## 245626 8 Avenue Calgary Alberta

\$899,900

4PLEX ON 8 AVE SE WITH EASY ACCESS TO TRANSIT (PERFECT INVESTMENT OPPORTUNITY) - OFFERING 3450+ SQFT LIVING SPACE WITH A TOTAL OF 8 BEDROOMS, 4 FULL BATHS AND TONS OF PARKING IN THE REAR - \*\*BASEMENT ON EACH SIDE FEATURES A LEGAL SUITE\*\* EACH UNIT IS SPACIOUS AND FUNCTIONAL; featuring 2 bedrooms, FULL bath, kitchen, living area and SEPARATE LAUNDRIES! Flooring updated for 3 units and new furnace on one side. Kitchens in 2 units were fully renovated as well Bathrooms were upgraded for 3 units two years back. New hot water tank on one side. The upper units also feature an additional dining space. \*\*\*ALL UNITS ARE CURRENTLY RENTED OUT - TENANTS PAY THEIR OWN UTILITIES (ADDED CONVENIENCE FOR THE OWNER) - Some of the units also feature new paint and updated flooring. Above grade sizes for 5624 is 956.76 SQFT and 5626 is 942.55 SQFT. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

<http://sggrealestate.ca/>



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