



## 2527 16A Street Calgary Alberta

\$650,000

Rare opportunity in Capitol Hill to own an entire 4 plex - Welcome to 2527 16a St NW, in the bustling inner city neighbourhood of Capitol Hill. This is a really unique opportunity to either own half of a 4 plex, where you can live up and rent down (or vice versa), buy as a revenue property, or package both sides together for a full 4 plex investment property. The location of this building is absolutely awesome. Just steps from Confederation Park (literally a block away), it's on a super quiet street that has quick access to 24th Ave. for transit, 16th Ave NW, and 14th St. NW. The location also offers convenient proximity to schools, parks, shopping, and transit, easy access to SAIT, ACAD, and the University of Calgary, and is just a short drive to North Hill Mall for shopping and dining. The units themselves are special because of the size. It's rare to have 3 bedrooms up as well as 2 bedroom (legal) suites down for a total of 5 bedrooms per side. The entrances to each suite are completely separate, with 4 total doors to the outside. The upper units feature balconies that over look the street, and there is enough parking in the back for all units to have space. All utilities are segregated to each unit, as well as each unit has its own in-suite laundry, hot water tank and furnace. There is underground irrigation to aid in easy exterior maintenance. Currently all 4 units are rented, and the renters could be assumed to make this a seamless investment transition. This is a really rare chance to own a fantastic revenue property that will only grow with time. For more details and to see our 360 tour, click the links below. (id:6769)

Kitchen 11.25 Ft x 9.75 Ft  
Family room 19.33 Ft x 10.58 Ft  
Laundry room 8.17 Ft x 5.75 Ft  
Dining room 10.92 Ft x 9.00 Ft  
Bedroom 9.83 Ft x 9.58 Ft  
Bedroom 11.92 Ft x 9.83 Ft  
4pc Bathroom 9.25 Ft x 5.75 Ft  
Kitchen 11.33 Ft x 10.42 Ft

Dining room 10.00 Ft x 9.42 Ft  
Living room 20.33 Ft x 11.08 Ft  
Laundry room 8.08 Ft x 6.08 Ft  
Primary Bedroom 12.92 Ft x 10.42 Ft  
Bedroom 12.92 Ft x 9.50 Ft  
Bedroom 10.42 Ft x 9.08 Ft  
4pc Bathroom 9.42 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.krgroup.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca