

721 4 Avenue Calgary Alberta

\$999,800

Opportunity knocks with this Detached Multi Family Bungalow in Bridgeland. Situated on a Corner lot with 4 Separate Addresses. This complex has one 3 Bedroom (Main floor) Suite, two 1 bedroom Suites (basement) and 1 bachelor suite (above the garage) and 2 oversized Single car garages. The Rents were low and it was nearly a 5% CAP Rate and in an amazing inner city community. This has endless potential for the savvy investor looking to add a Rental property to their portfolio, or a developer looking to capitalize on a corner lot zoned for Multifamily, or a first time buyer looking to live upstairs and subsidize their expenses with the Rental suites. (id:6769)

Living room 14.33 Ft \times 13.92 Ft Kitchen 14.33 Ft \times 3.75 Ft 2pc Bathroom 7.58 Ft \times 2.58 Ft Kitchen 7.67 Ft \times 9.25 Ft Bedroom 8.33 Ft \times 12.67 Ft 4pc Bathroom 4.00 Ft \times 11.17 Ft Living room 9.67 Ft \times 14.92 Ft Bedroom 11.08 Ft \times 9.67 Ft Bedroom 11.00 Ft x 13.58 Ft

Bedroom 10.42 Ft x 12.00 Ft

4pc Bathroom 6.92 Ft x 9.67 Ft

Kitchen 10.83 Ft x 9.67 Ft

Living room 14.58 Ft x 15.08 Ft

Kitchen 8.67 Ft x 9.25 Ft

4pc Bathroom 7.08 Ft x 9.25 Ft

Bedroom 10.42 Ft x 9.25 Ft

Listing Presented By:



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