



## 919 32 Avenue Calgary Alberta

\$1,175,000

Welcome to this substantially updated legal 4-plex in the sought-after neighborhood of Cambrian Heights. Ideally located one block from Confederation Park with its walking & bike trails, tennis courts, playground, ball diamonds and more. Easy access everywhere! Main floor units are 935.22 square feet 2 bedroom units and the lower suits are 838.53 & 839.94 square feet with a very large 1 bedroom on the lower levels. (Note measurements for suite are inside paint to paint surfaces). Meticulously maintained, the property boasts newer white kitchens and bathrooms with ceramic tiling in all units. Updates include 4 furnaces 2007 and shingles replaced in 2011, ensuring the building's efficiency and structural integrity. Hot water tanks were replaced between 5-8 years ago. Each unit features hardwood floors on the main level, providing a warm and inviting living space. Off-street parking for 4 vehicles is available at the back of the property. The sale includes 4 refrigerators, 4 electric stoves, 2 dishwashers, 2 washers, 2 dryers, and 2 storage sheds. The window coverings owned by the sellers are also included. The total size of the property is 3,901.85 square feet, with the main level measuring 2,037.72 square feet and the basement 1,864.13 square feet. The 50ft frontage lot offers ample space for outdoor enjoyment. Title and Real Property Reports are available in the supplements on the listing. Currently, the property generates a monthly income of \$4,225, which is considered low for the area, presenting an opportunity for potential growth. Don't miss the chance to own this well-maintained and income-generating property in a desirable location. (id:6769)

Listing Presented By:



Originally Listed by:  
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