



112 29 Avenue Calgary Alberta

\$799,900

INVESTOR ALERT / BLOCKS AWAY FROM FUTURE TRAIN STATION / OVERSIZED CORNER LOT / TRIPLEX / INNER CITY NW LOCATION / CASH FLOWING PROPERTY. This property has unbelievable potential! Built as a legal TRIPLEX (with 3 electric meters in common area) but currently an illegal 4 Plex with 4 self contained 1 bedroom suites. Each unit has their own kitchen, full bathroom, living room, storage, parking stall, access to storage and common (coin op.) laundry. Located in the Northwest Community of Tuxedo plenty of bistros, pubs, shopping, greenspaces , schools and parks. This location is Strategically located on a major commuter bus route and very close to the future Train Station that the city is working on. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site. (id:6769)

4pc Bathroom 5.50 Ft x 7.00 Ft
 4pc Bathroom 7.58 Ft x 5.17 Ft
 Bedroom 9.92 Ft x 11.08 Ft
 Bedroom 11.58 Ft x 9.00 Ft
 4pc Bathroom 6.42 Ft x 8.42 Ft
 3pc Bathroom 5.92 Ft x 4.83 Ft
 Bedroom 8.67 Ft x 12.00 Ft

Bedroom 12.00 Ft x 10.42 Ft
 Eat in kitchen 12.00 Ft x 13.00 Ft
 Kitchen 12.08 Ft x 11.75 Ft
 Kitchen 9.08 Ft x 9.92 Ft
 Kitchen 3.25 Ft x 11.08 Ft
 Living room 14.00 Ft x 14.08 Ft
 Living room 12.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
 Century 21 Bamber Realty LTD.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca