

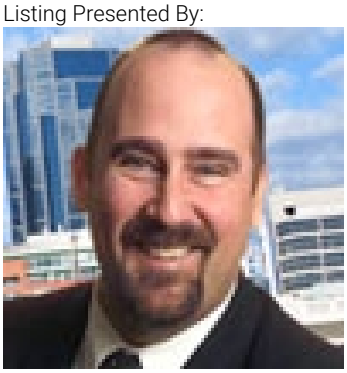
2 Simons Crescent Calgary Alberta

$859,000

DEVELOPER ATTENTION! 4+4 PLEX DP APPROVED, DSSP Paid, HVAC Design Drawing Paid, Structural Engineering Services Paid ! Ready for your development ! This 4 + 4 Plex (4 Upper Units + 4 Lower Unit) is a rare design with 4x Single Car Garage plus 2 ADDITIONAL PARKING STALLS thanks to GREAT size corner lot. Each Upper Unit is designed with 3 Beds, 2.5 Baths. Each Lower Unit designed with 2 Beds 1 Bath. Amazing Location, right on 4 St and just a few steps from the Bus Stop, Close to all necessary amenities and school ! Close to Colonel Sanders School Grades 1-4 & Sir John A McDonald Middle School John G Diefenbaker High School or Highwood School (Chinese/Mandarin) Bilingual program Grades 1-6 North Haven School Elementary Close to Nose Hill Park & West Nose Creek/ Confluence Park & Confederation Park and all the amenities you will need.Property itself is a large bungalow over 1,400 sqft above grade with 4 Beds 2 Full Bath on Main Floor. Basement also has a side entrance. Roof Shingles about 2 years, Hot Water Tank less than 6 years old. Home is currently rented to great tenants paying $2,800 per month plus utilities, lease End Dec 31, 2026. Property and appliances are sold as-is, where-is. (id:6769)

Bedroom 12.83 Ft x 10.67 Ft
Bedroom 12.58 Ft x 10.42 Ft
3pc Bathroom 5.25 Ft x 7.92 Ft
Bedroom 10.08 Ft x 8.00 Ft
Primary Bedroom 9.92 Ft x 14.08 Ft
Bedroom 9.92 Ft x 10.75 Ft
Bedroom 9.75 Ft x 11.00 Ft
4pc Bathroom 6.92 Ft x 7.33 Ft
3pc Bathroom 4.08 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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