



2106 1 Street Calgary Alberta

\$1,295,000

Developers and Investors Alert! Rarely available for sale, this highly desirable large four-plex in the sought-after inner-city community of Tuxedo Park features three-bedroom suites on an MC-1 zoned lot. Ideally situated within walking distance to major amenities, including bus stops, grocery stores, schools, playgrounds, future C-Train stations, popular bars and restaurants, and offering easy access to the downtown core via Center Street. Each bungalow-style unit is self-contained with its own in-suite laundry, hot water tanks, and furnaces, and each unit is individually metered. The upper units are accessed from the front of the building, while the two lower units are accessed from the side. All units have similar floor plans: living rooms at the front of the property leading to dining rooms across from the kitchens. Beyond the kitchens and down a hallway, you will find the mechanical and laundry rooms, a four-piece bathroom, and at the rear of the property, the three bedrooms. Parking is located at the rear of the property, beyond the backyards. The building features new windows throughout. Don't miss this rare opportunity to own a fantastic revenue property with enormous future development potential. (id:6769)

Kitchen 9.58 Ft x 8.58 Ft
Living room 18.83 Ft x 11.33 Ft
Dining room 9.83 Ft x 7.92 Ft
Bedroom 12.00 Ft x 9.83 Ft

Bedroom 11.67 Ft x 8.58 Ft
Bedroom 10.50 Ft x 8.42 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

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