



## 2106 1 Street Calgary Alberta

\$1,275,000

Attention Developers and Investors! This is a rare opportunity to own a four-plex in the highly coveted inner-city neighborhood of Tuxedo Park, on a MC-1 zoned lot. The property features four self-contained three-bedroom suites. Located within walking distance to key amenities such as transit, grocery stores, schools, parks, restaurants, and also offers quick access to downtown via Center Street. Each bungalow-style unit is self-contained with its own in-suite laundry, hot water tank, furnace, 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 and the majority of the suites have been renovated or refurbished. Don't miss this rare opportunity to own a fantastic revenue property with enormous future development potential. (id:6769)

Kitchen 2.92 M x 2.62 M

Living room 5.74 M x 3.45 M

Dining room 3.00 M x 2.41 M

Bedroom 3.66 M x 3.00 M

Bedroom 3.56 M x 2.62 M

Bedroom 3.20 M x 2.57 M

4pc Bathroom Measurements not available

Listing Presented By:



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