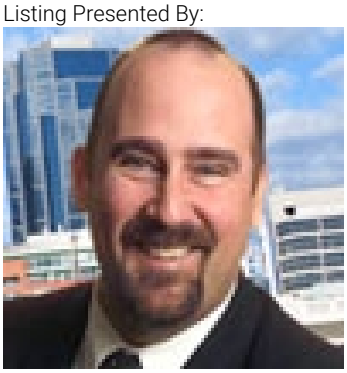


267728 34 Avenue Calgary Alberta

$1,249,000

A rare opportunity to own a true purpose-built four-plex on a large lot in Bowness. Designed as four self-contained residences, the property features a four-corner layout with two units at the front and two at the rear, each with its own private entrance and functional two-level floor plan. Every unit offers a kitchen and living room on the main level, with two bedrooms, laundry and 1 bathroom downstairs, providing tenants with excellent separation between living and sleeping spaces. Each residence has its own furnace and hot water tank and is separately metered for gas and electricity, with tenants paying their own utilities. All four units also feature a private balcony and fully fenced yard, a major advantage for tenants with children or pets. The property includes rear parking for four vehicles, a storage shed, a roof replaced in 2016 and two recently replaced hot water tanks. Currently fully rented and generating $6,800 per month in rental income. Conveniently located close to transit, schools and shopping, helping attract a wide range of renters. A strong long-term investment in an established Calgary community with four purpose-built rental units and excellent tenant amenities. (id:6769)

Listing Presented By:



Originally Listed by:
CIR Realty

https://jonescalgary.com/

RE/MAX Realty Professionals

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

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