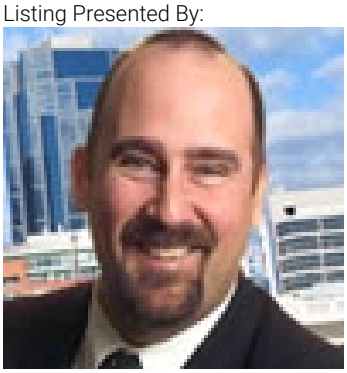


2910 1 Street Calgary Alberta

$3,158,000

Prime NW Calgary investment opportunity in desirable Tuxedo Park! Welcome to this exceptional west-facing corner-lot fourplex offering an outstanding combination of location, quality, and income potential. Ideally situated in the highly sought-after community of Tuxedo Park, this property features 8 self-contained units with 16 bedrooms in total, including legal one-bedroom suites. Each main unit offers three bedrooms upstairs, including a spacious primary bedroom with its own ensuite, an additional full bathroom upstairs, and a convenient two-piece bathroom on the main level. High-end finishes are featured throughout, along with durable, high-traffic materials designed for low maintenance and long-term durability. An underground irrigation system further enhances ease of upkeep. Each unit includes one garage, providing secure parking and added value for tenants. With 8 separately metered units, this property is well positioned for efficient utility management and is eligible for MLI Select financing. A rare opportunity to acquire a quality, cash-flow-oriented multifamily property in a prime NW location, ideal for experienced investors or those looking to add a strong income-producing asset to their portfolio. (id:6769)

Listing Presented By:



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TREC The Real Estate Company

RE/MAX Realty Professionals

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