



## 5113 17 Avenue Calgary Alberta

\$1,999,000

TREMENDOUS MULTI-FAMILY REDEVELOPMENT OPPORTUNITY IN PRIME LOCATION!!! Extremely rare opportunity to own this multi-family property in the sought after community of Montgomery. This up/down 4-plex is nestled on a 25.32 by 32.35 m (8880.23 Sq Ft) lot. The upper levels boast approximately 1000 Sq Ft of living space with 3 bedrooms, a living room, kitchen and eating area, and 4-pce bath with in-suite laundry facility per side. The lower levels boast approximately 900 Sq Ft of living space with 2 bedrooms, a living room, kitchen and eating area, and 4-pce bath with in-suite laundry facility per side. Located just steps to bus stops, shopping, schools, parks and main transport corridors. Fully leased with excellent upside potential. This lot offers great redevelopment opportunity for multi-level apartment building with underground parking. This property has been well cared for and meticulously maintained for by it's owners. The yard is fully landscaped and fenced with 4 spacious storage sheds. The garage is fully insulated (24'x24') with hot and cold water connection. This property is a great revenue generator while going through the permitting process. Call today for details! (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.seifert.cirrealty.ca/>

**RE/MAX Realty Professionals**

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