



## 643645 3 Avenue Calgary Alberta

\$3,300,000

Experience an extraordinary investment opportunity with the acquisition of all four units within Sunnyside's prestigious Aylesbury Place (Condominium Plan 2210960). Each of these exquisite townhouses, a distinguished part of Angus Mason's celebrated Anglo Saxon Castle series, was skillfully crafted in 2018. Offering a range of layouts from 1,586 sqft - 1,769 sqft, with one unit featuring a fully developed basement, they cater to diverse tenant needs. Each unit boasts a detached garage space for tenant convenience. Expertly designed, these units offer both quality and sophistication. The thoughtful layout is perfect for multifamily living, boasting modern kitchens with high-end features and open-concept designs ideal for tenants. Private primary bedroom retreats feature inviting balconies. Tenants and their guests will appreciate ample parking, while premium finishes and low-maintenance exteriors ensure long-term appeal. Private courtyards and well-maintained paved back lanes enhance the property's charm, and the inclusion of central air conditioning adds modern comfort. Furthermore, this investment enjoys a convenient and picturesque location in Sunnyside, with easy access to the vibrant Kensington area, the Sunnyside CTrain station, SAIT, downtown, and nearby river pathways and McHugh bluffs for outdoor enthusiasts. Don't miss the opportunity to secure a steady stream of rental income, benefit from the strong demand in an appealing neighborhood, and potentially realize long-term property appreciation in a prime urban location. This property is a promising addition to an investor's portfolio, promising both current cash flow and potential future value. (id:6769)

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