



## 850 Mcneill Road Calgary Alberta

\$1,075,000

Investment opportunity to own a legal four-plex featuring identical corner 3-bedroom bi-level units, each with 1.5 bathrooms and washer/dryer hook-ups. Conveniently located in the community of Mayland Heights, only a 7-minute drive to Downtown and within walking distance to the grocery store, recreational parks, and tennis courts. Each unit is equipped with its own furnace and hot water tank, with tenants responsible for their utilities. The property is fully leased, with every unit having separate entrances and just over 1200 sqft of rentable space. These generously sized bi-level units offer a spacious upper level comprising a living room, kitchen, dining area, laundry room, and half bath, while the lower-level hosts three bedrooms and a full bathroom. Situated on a M-C1 lot measuring 5,896 sqft, 120 ft. x 50 ft. The property includes rear parking with four stalls and ample street parking. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.scottmrussell.ca/>

**RE/MAX Realty Professionals**

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

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