



GRASSROOTS
REALTY GROUP

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11432 Elbow Drive SW
Calgary, Alberta

MLS # A2213404



\$950,000

Division:	Southwood		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,196 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Attention Investors and Renovators!! Prime investment property in a great Location! Rare opportunity to own this 4-plex in Southwood which has 3 bedrooms in each unit featuring an individual furnace, hot water tank and wood burning fire place and one parking spot for each unit. Steps from the Anderson Road LRT and just across Macleod Trail from Southcentre Mall, making it the ideal location for tenants whether they commute or work in the area. The property has great bones but needs work which is reflected in the pricing. Don't miss out on this opportunity, call your preferred Realtor