



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1111 15 Avenue NE
Calgary, Alberta

MLS # A2216783



\$1,300,000

Division:	Renfrew		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Apartment-Multi Level Unit, Bi-Level		
Size:	2,218 sq.ft.	Age:	1954 (71 yrs old)
Beds:	-	Baths:	-
Garage:	Additional Parking, Alley Access, Off Street, On Street, Oversized, Parking Lo		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating: Boiler, High Efficiency, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Membrane

Basement: Finished, Full, Suite

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator x 4, Stove x 4, Washer/Dryer, Window Coverings, Microwave Hood Fan - Unit #1

Prime Inner-City Fourplex - Incredible investment opportunity on a quiet street in the sought-after community of Renfrew! This renovated, income-generating fourplex sits on a massive 50x120 ft lot and brings in over \$85,000 in annual gross revenue. Featuring updated units with vinyl plank and hardwood floors, large light-filled windows, and a well-maintained roof (2013) and windows (2013) plus a high-efficiency boiler (2006). Unbeatable location – walking distance to the Renfrew Rec Centre, shopping, restaurants, and schools. Transit out front, plus quick access to Deerfoot Trail, 16th Ave, and a short commute downtown. Whether you're looking for solid cash flow or a redevelopment opportunity, this property checks every box. A rare find in one of Calgary's top inner-city neighborhoods!