

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

112 29 Avenue NW Calgary, Alberta

MLS # A2219374



\$839,900

 Division:
 Tuxedo Park

 Type:
 Multi-Family/Triplex

 Style:

 Size:
 1,270 sq.ft.
 Age:
 1955 (70 yrs old)

 Beds:
 Baths:

 Garage:
 Lot Size:
 0.14 Acre

 Lot Feat:

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

Inclusions: 4 Fridges, 3 Electric Stoves, 1 gas Stove, Coin Op. Washer, Dryer

INVESTOR ALERT / CLOSE TO UPCOMING TRAIN STATION / OVERSIZED CORNER LOT / TRIPLEX / INNER CITY NW LOCATION / CASH FLOWING PROPERTY. This property has unbelievable potential! Built as a legal TRIPLEX (with 3 electric meters in common area) but currently an illegal 4 Plex with 4 self contained 1 bedroom suites. Each unit has their own kitchen, full bathroom, living room, storage, parking stall and access to shared common (coin op.) laundry. Located in the Northwest Community of Tuxedo which has great access to bus routes, bistros, shopping, downtown, and the commuter bus station. The City is working on plans to build a LRT station 3 blocks away. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site.