



GRASSROOTS
REALTY GROUP

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112 29 Avenue NW
Calgary, Alberta

MLS # A2219374



\$899,000

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:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

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

INVESTOR ALERT / OVERSIZED CORNER LOT / TRIPLEX / GREAT 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 surrounded by plenty of parks. The CORNER M-C1 Zoned Lot is 50 X 120 SF and would be a fantastic redevelopment site.