

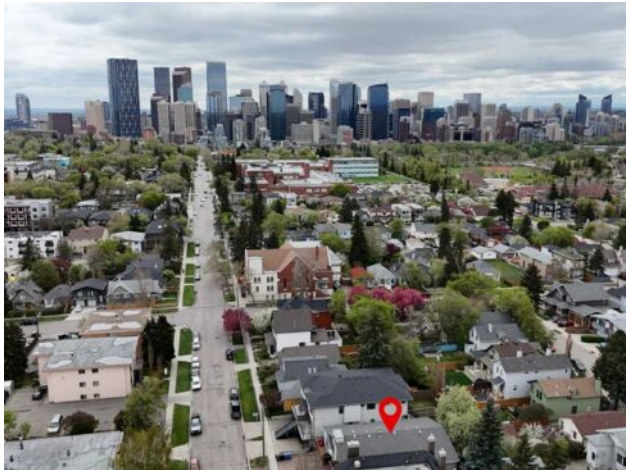


**GRASSROOTS**  
REALTY GROUP

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**1421 & 1419 1 Street NW**  
**Calgary, Alberta**

**MLS # A2222696**



**\$1,595,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	4,084 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Concrete Driveway, Quad or More Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** (All Gym Equipment / in as-is condition) and Hot Tub, Range x 4, Dishwasher x 4, Microwave Hood Fan x 4, Washer x 4, Dryer x 4, All Window Coverings x 4, (All furniture in 1419B, 1421 A & 1421 B / in as-is condition)

This legal 4-Plex is your ticket to cash flow and long-term equity in one of Calgary's most desirable inner-city neighborhoods, Crescent Heights. With over 4,000 sqft of total living space, this fully rented, impeccably maintained property is packed with features that make it a dream addition to any portfolio. The upper floor offers 2,407 sqft of bright, open-concept living with two spacious 2-bedroom suites. Each suite includes a modern kitchen, generous dining areas, 2 full bathrooms, exclusive use washer/dryer, and two balconies—one off the primary bedroom and one from the living room—bringing that perfect blend of indoor/outdoor living. Downstairs, the 1,676 sqft lower level has two beautifully finished 1-bedroom suites with, exclusive washer/dryer and direct access to a private patio area, creating even more appeal for tenants. Parking is no issue here, with two double attached garages\* plus five extra stalls—an absolute rarity this close to downtown. \*The garage for 1419 has a single door and has been converted to an office w 3 piece bathroom, laundry room, epoxy floors and boiler room. The garage for 1421 has been converted to a gym/weight room with epoxy floors, 3 piece bathroom and laundry area. Many extras are included in the sale, hot tub, weight room / gym equipment, most furniture in the suites (with some exclusions). Located just minutes from downtown, the vibrant Kensington district, 16th Avenue, top restaurants, shopping, and major transit routes, this property offers unbeatable convenience and lifestyle appeal. This is the kind of investment opportunity that checks all the boxes—turnkey, low maintenance, and in a location that continues to grow in value. Don't wait—book your private showing today before it's gone!

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