



**GRASSROOTS**  
REALTY GROUP

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2112/2114 35 Avenue SW  
Calgary, Alberta

MLS # A2236255



**\$1,599,000**

Division:	Altadore		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	3,963 sq.ft.	Age:	1988 (37 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating:	Separate Water Heaters, Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: -

**Inclusions:** 4 Fridges (total), 4 Stoves (total), 4 washers (total), 4 dryers (total), 4 dishwashers (total)

Discover this exceptional 4-corner, 4-plex situated on a 50' x 140' lot in one of Calgary's most sought-after communities—Marda Loop. Each of the four spacious units is 1480 sqft of developed living area and are fully self-contained, two-storey townhouse-style home with a fully developed basement, offering privacy, functionality, and comfort for tenants. Each unit features: 1480 sqft of living area, 2 bedrooms on the upper level 1 additional bedroom and a generous rec room in the basement. 2 full bathrooms In-suite laundry Private deck Separate utilities (tenants pay all utilities) This is a turnkey investment with strong rental appeal. Whether you're looking to expand your portfolio or own a cash-flowing property in an unbeatable location, this opportunity checks all the boxes. Steps away from shops, restaurants, parks, and transit, this property combines urban convenience with solid income potential.