



GRASSROOTS
REALTY GROUP

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6815 5 Street SW
Calgary, Alberta

MLS # A2251817



\$3,199,000

Division:	Kingsland		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	4,998 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Enclosed, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversi		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Wired for Sound		

Inclusions: N/A

Massive 4plex for with 4 Legal Suites in the basement of each unit! Thats 8 total units for rent complete with 4 Garages making this a superior rental property. The basements have access to their own private entrances! Beautiful design and modern finishes make this one of the best looking 4 plexes in Calgary. City center location means its minutes to Rocky view Hospital, close to downtown, near Mount Royal University and right beside Chinook Center. Providing prime rentals to students, hospital staff and downtown professionals. Upper units come complete with 2 bathrooms, 3 bedrooms, living, dining rooms and large kitchens. The basements are impressive as well, their own separate entrance, TWO bedrooms, single bathroom and spacious living room with kitchen complete with 9 foot ceilings. This 8-unit property (4 townhomes each with a legal suite) may qualify for CMHC's MLI Select program, which can offer financing with down payments starting as low as 5% and extended amortizations. Eligibility and terms subject to lender and CMHC approval.