



GRASSROOTS
REALTY GROUP

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623 68 Avenue SW
Calgary, Alberta

MLS # A2269015



\$1,180,000

Division:	Kingsland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1960 (65 yrs old)
Beds:	8	Baths:	4
Garage:	Additional Parking, Converted Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: no

Open house 1 pm-3 pm Sunday Nov 09, 2025. Build your generational wealth with an entry into multifamily ownership. For the price of a house or half-duplex, own an upgraded M-C1-zoned fourplex in highly sought-after Kingsland—turnkey and perfectly located. Steps from Chinook Centre, parks, and major transit routes, the property was rebuilt in 2019 from the concrete frame out. Each spacious 938-sq-ft, 2-bedroom unit features modern finishes, granite countertops, new appliances, energy-efficient windows, in-suite laundry, private entrances, separate meters, and storage. Lower units offer walkout access to the backyard, both lower units installed new vinyl floor after water damage in summer. Tenants enjoy ample parking. Due to their high returns, 4plexes rarely come up for sale. Rental income for 2024 was \$63,220 after discounts for long-term tenants, with potential to optimize to \$84,000 (\$1,850 upper, \$1,650 lower) plus future increases. Because housing is essential, multifamily rentals provide one of the most recession-resistant income streams—offering stability that jobs and most businesses can't. Live in 1 unit and rent the other 3, or rent all 4 to maximize income. Rental income counts toward mortgage qualification, making it easier to secure financing. Let tenants pay your mortgage while you build wealth and secure your future. The astute investor can achieve semi or even full retirement upon purchase. The current owner retired several years ago and is moving on to large projects—creating a rare opportunity to acquire a proven, low-maintenance, income-generating asset with no vacancy or insurance-claim history. City-assessed at \$1,290,000. Call today to secure this exceptional investment property.

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