



2231 48 Street SE
Calgary, Alberta

MLS # A2295214



\$750,000

Division:	Forest Lawn		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,917 sq.ft.	Age:	1971 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 FRIDGES, 4 STOVES, 4 WASHERS, 4 DRYERS.

Wake up investors .Lowest price legal 4 plex , On a huge Corner lot ,All 4 units with 3 good size bedrooms , one bath, with separate furnaces,separate laundries and separate entrances.All units need some work.It is reflected in the price,So basically all units are sold in as is conditions. Units 2229 a and b are rented with long term tenants,willing to stay, no intention to move out they have been living there more than 10+ years. Each paying Rent \$1400 per month including utilities. Unit 2231 a and b are vacant ,can be shown any time. units 2229 a and b have dogs and need some notice for showing.Please confirm appointments for these 2 units because of dogs,do not show these unit without confirmation.This location is excellent,Close to bus,schools,shopping and all the major routes . All Lower level windows installed in 2009, Tar and gravel roof Redone in 2002. Do not miss outstanding opportunity at this price for a legal 4 plex.