



7717 & 7719 41 Avenue NW
Calgary, Alberta

MLS # A2301698



\$1,274,900

Division:	Bowness		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	2,749 sq.ft.	Age:	1969 (57 yrs old)
Beds:	-	Baths:	-
Garage:	Stall		
Lot Size:	0.16 Acre		
Lot Feat:	-		

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

Inclusions: 4 total fridges, 4 total stoves, 3 total dishwashers, 4 total microwave hoodfans, all window coverings, 4 total washer and dryer sets. New 12x12 Shed.

Bowness owner-occupied 4-Plex on a wide lot facing the greenspace! A true 4 plex, built originally in this format. Two 3 bedroom units and two 2 bedrooms units. All units have private entrances, dedicated mechanical systems, & private laundry rooms. Meticulously maintained and updated, owner occupied building, with nearly everything replaced in the last 2 years. Huge pride of ownership throughout, with well selected tenants & all 4 units renovated. Including; interior & exterior paint, new roof, fascia, gutters, new fence & gates, new 12x12 outdoor shed, balconies & deck boards. Complete interior renovations from baseboards to light fixtures to curtains and window coverings! New toilets, tubs, sinks, cabinets, countertops & much more! Mechanical systems, appliances, and electrical has also been replaced! New sod & loam in the yard space. Truly a rare commodity in the multi-family building space to find a property loving cared for to the level of detail that this property has. Currently fully rented with one unit occupied by the owner. Currently earning \$66,000/year with one unit owner occupied! A turn-key rock solid investment property perfect for anyone's portfolio.