



GRASSROOTS
REALTY GROUP

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721 4 Avenue NE
Calgary, Alberta

MLS # A2168009



\$974,800

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,598 sq.ft.	Age:	1953 (71 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Off Street, Single Garage Attached, Single Garage Deta		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Separate Entrance, Vinyl Windows		

Inclusions: 4 Fridges, 4 Stoves and coin op. Washer and Dryer

****PRICE ADJUSTMENT & EASY TO SHOW**** Opportunity knocks with this Detached Multi Family complex in Bridgeland. Situated on a Large RC-G Corner lot (45 X 110 SF) with a back alley. This complex has ONE vacant 3 BEDROOM (Main floor) Suite with an attached garage, TWO 1 BEDROOM Suites (south and east in the basement) and ONE bachelor suite (above the garage) and 2 oversized Single car garages. Currently 2 units are vacant making this an ideal situation for someone to live in the 3 bedroom and rent out the remaining 3 other units & the garage(s). Or for the savvy investor to capitalize on the low vacancy rate and put in their ideal tenants. This has endless potential for a buyer looking to subsidize the cost owning a property, or a developer looking to capitalize on a corner lot zoned for Multifamily, or an Investor looking to add to their portfolio. **MUST BE SEEN TO BE APPRECIATED.**