



GRASSROOTS
REALTY GROUP

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5004 Stanley Road SW
Calgary, Alberta

MLS # A2199286



\$1,100,000

Division:	Elboya		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,912 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	Assigned, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	-		

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

Inclusions: ALL WINDOW COVERINGS

Welcome to an excellent investment opportunity in the heart of Elboya. This 4-plex features four well-maintained, fully rented units, each offering 2 bedrooms, a bathroom, spacious living room, modern kitchen, and a dining area. This property not only promises immediate cash flow but also holds significant potential due to its strategic location near the vibrant McLeod Trail with a wealth of new developments in the vicinity. Each unit is thoughtfully designed with two comfortable bedrooms, ensuring that tenants have ample space to call home. Common area laundry, designated parking pad in the rear. Access to all amenities are steps away, close to a variety of shopping centers, chinook center, restaurants and public transportation.