



**GRASSROOTS**  
REALTY GROUP

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**11424 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2200981**



**\$1,089,900**

Division:	Southwood		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,160 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** n/a

Introducing a remarkable investment opportunity to own legal 4plex in the highly desirable and well established Southwood neighborhood. Located on NW corner of Sacramento Drive and Elbow Drive SW, this property is just minutes from Anderson Drive and public transit stops on Elbow Drive, ensuring convenience for tenants. Walking distance to Anderson C-Train station, making this location ideal for commuters and enhancing its appeal to prospective renters. This 4 plex features leased 3 bedrooms suites , each offering spacious layouts that's attracts long term tenants. The property has five designated parking stalls at the rear. Top units have a large balconies, lower units features a large patio. Each unit is individually metered, meaning that tenants are responsible for their own utilities, which reduces operating costs and simplifies maintenance for the owner. Newer torch on roof, gutters, 2 newer furnaces. This property offers a rare combination of location , functionality, and profitability. Don't miss your chance to secure a stable income producing asset.