



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2217, 2219 48 Street SE  
Calgary, Alberta

MLS # A2201193



**\$1,040,000**

Division:	Forest Lawn		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,993 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		
Bldg Name:		-	
Water:		-	
Sewer:		-	
LLD:		-	
Zoning:		M-C1	
Utilities:		-	

Heating: -  
Floors: -  
Roof: -  
Basement: -  
Exterior: -  
Foundation: -  
Features: -

Inclusions: 2 fridge, 2 stove, 2 hood fan

Investors Alert! Legal 4 plex for sale. Great location right off of 17 ave SE, yet a quiet area. One side of the duplex 2217 is Brand new and Rebuilt. New Floors,Kitchen,Drywall,Bathrooms, Tiles, furnaces and more. 2219 duplex is currently being rented on a month to Month bases but have been there for years. Each sides offers a spacious living room, with a good size dinning room with patio doors headed out to the balcony. Big windows offers abundance of Natural light through the home .Kitchen are well sized for the each units . Both side offers two 4pcs bathroom, One for upper Unit and one for basement unit. Parking can be found in the back of the house, Nice big flat lot, Currently zone MC-1. Close to Transit, Schools, shopping,personal services and many restaurants, All minutes away. Make this property apart of Your Real estate profile today. Live in and rent the others or Rent all 4 Units. Have a peace of mind that your Cash flow is legit and no one can report you! Buy this Legal 4plex today!