



GRASSROOTS
REALTY GROUP

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1520 34 Avenue SW
Calgary, Alberta

MLS # A2204641



\$1,199,900

Division:	South Calgary		
Type:	Multi-Family/4 plex		
Style:	Other		
Size:	1,979 sq.ft.	Age:	1974 (51 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Square Shaped Lot		

Heating:	Sep. HVAC Units, Separate Water Heaters, Fireplace(s), Natural Gas, Wood	Blind Name:	-
Floors:	Carpet, Ceramic Tile	Water:	-
Roof:	-	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

A fantastic opportunity to own an investment property in trendy Marda Loop with long-term tenants! This well-maintained gravel roofed building (~3830 square feet total) boasts 4 identical and spacious (~950 square feet) 2-bedroom units, each with its own private entrance, full bathroom, brick faced wood burning fireplace, convenient in-suite laundry, storage, dedicated furnace and hot water tank, as well as paved and assigned off-street parking at the rear. The lower units are both walkouts providing plenty of natural south light, while the upper units have expansive balconies all shielded from the street by mature trees. Location is everything. Residents here enjoy being steps away from trendy boutiques, independent shops, bars, unique cafés and incredible restaurants. Grocery shopping and errands couldn't be easier with Safeway, Calgary Co-op, and several farmer's markets nearby. The area is equally rich in top-rated schools, parks and recreational spaces and is a short commute to downtown. All units are currently rented and the property generates an impressive ~\$75,000 of income per year. Tenants pay their own utilities with each unit having its own meters. This MC-1 zoned 75’ x 80’ lot has options both now and in the future.