



**GRASSROOTS**  
REALTY GROUP

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**5624 & 5626 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2205933**



**\$899,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	1,899 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Electric Range x4, Range Hood, Dishwasher x2, Refrigerator x4, Washer/Dryer x4

4PLEX ON 8 AVE SE WITH EASY ACCESS TO TRANSIT (PERFECT INVESTMENT OPPORTUNITY) - OFFERING 3450+ SQFT LIVING SPACE WITH A TOTAL OF 8 BEDROOMS, 4 FULL BATHS AND TONS OF PARKING IN THE REAR - \*\*BASEMENT ON EACH SIDE FEATURES A LEGAL SUITE\*\* EACH UNIT IS SPACIOUS AND FUNCTIONAL; featuring 2 bedrooms, FULL bath, kitchen, living area and SEPARATE LAUNDRIES! Flooring updated for 3 units and new furnace on one side. Kitchens in 2 units were fully renovated as well Bathrooms were upgraded for 3 units two years back. New hot water tank on one side. The upper units also feature an additional dining space. \*\*\*ALL UNITS ARE CURRENTLY RENTED OUT - TENANTS PAY THEIR OWN UTILITIES (ADDED CONVENIENCE FOR THE OWNER) - Some of the units also feature new paint and updated flooring. Above grade sizes for 5624 is 956.76 SQFT and 5626 is 942.55 SQFT.