

**1727 12 Avenue SW
Calgary, Alberta****MLS # A2215116****\$1,299,900**

Division:	Sunalta		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	3,012 sq.ft.	Age:	1912 (113 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Shingle
Basement:	Separate/Exterior Entry, Finished, See Remarks
Exterior:	-
Foundation:	-
Features:	-

Bldg Name: -**Water:** -**Sewer:** -**LLD:** -**Zoning:** M-CG**Utilities:** -**Inclusions:** N/A

Prime location and revenue generating property in desirable community of Sunalta, within walking distance to Sunalta C-Train station and a lots of shopping/dining options. Also close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential monthly revenue over \$7000 City assessment as 4-plex available. Both 2 storey units feature 3 bedrooms and laundry; one with a full bath and 2 pc en suite; the other with a full bath, 3 pc en suite, and 2 pc powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. Exceptional revenue and/or development value