

\$1,300,000 - 21154 & 21158 Sheriff King Street Sw, Calgary

MLS® #A2088901

\$1,300,000

0 Bedroom, 0.00 Bathroom, 3,064 sqft

Multi-Family on 0.00 Acres

Pine Creek, Calgary, Alberta

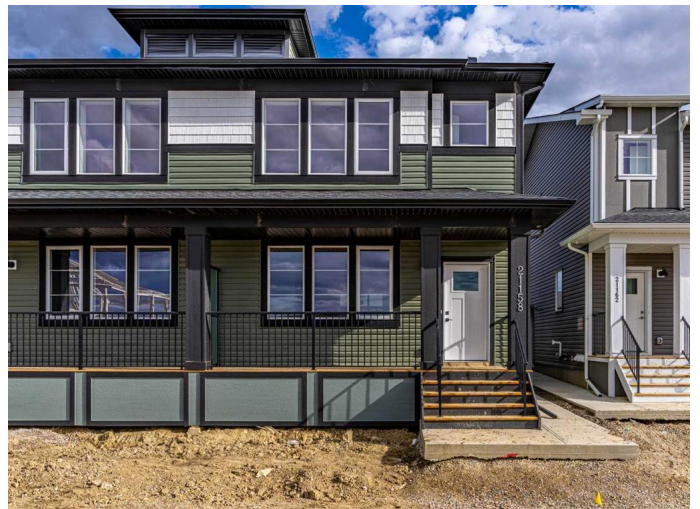
Exceptionally rare turnkey multifamily opportunity with 1 YEAR FREE professional property management! This stunning legal 4-plex offers monthly cashflow and a CAP rate of 5.6%! Upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and an additional bonus room. Gourmet kitchens offer ceiling height soft close cabinetry, stone countertops and gas ranges. Off the kitchen you will find a large dining room and half bath and mudroom. Full sized laundry located on the top floors along with large primary bedroom with coffer ceiling, large walk-in closets and beautiful ensuites. Additional 2 bedrooms, full bathroom and large bonus room completed the functional upper levels. Lower level units offer 1 bedroom legal basement suites with 9 foot ceilings, oversized windows and the same upgraded finishes throughout. Each side of the duplex comes with its own 2 car detached garage. Located in the new SW community of Creekstone in Pine Creek. This unique opportunity to own a turnkey new multifamily property wont last for long!

Built in 2023

Essential Information

MLS® # A2088901

Price \$1,300,000



Sold Price	\$1,300,000
Bathrooms	0.00
Square Footage	3,064
Acres	0.00
Year Built	2023
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	21154 & 21158 Sheriff King Street Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5C9

Amenities

Parking Spaces	4
Parking	Garage Faces Rear, Quad or More Detached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Heating	Baseboard, Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 1st, 2023
Days on Market	12

Zoning	R-GM
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.