

\$1,849,000 - 526 & 528 56 Avenue Sw, Calgary

MLS® #A2100191

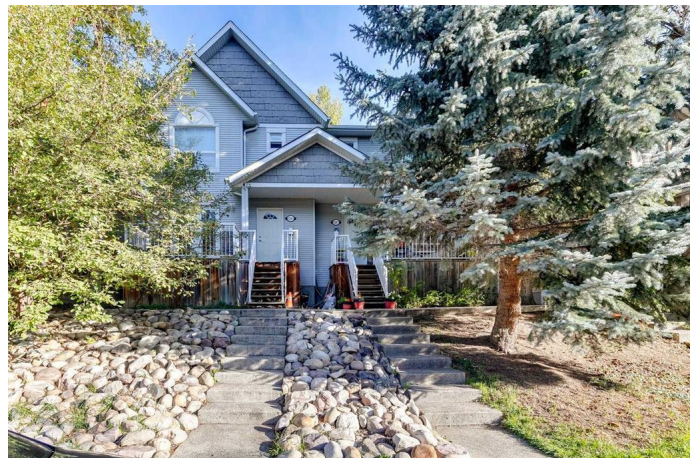
\$1,849,000

0 Bedroom, 0.00 Bathroom, 4,677 sqft

Multi-Family on 0.14 Acres

Windsor Park, Calgary, Alberta

Step into the heart of Calgary with this impeccably maintained 4Plex, an incredible investment opportunity tailored for those bullish on the thriving Calgary market. Revel in a robust CAP Rate of over 5.25% with potential annual rental income exceeding \$110k. Unlock additional potential of this property by exploring the possibility of condominiumization, an avenue to instantly elevate the property's overall value. Discover the charm of each unit, crafted as an upright 2-storey home with a seamless open-concept living room and kitchen, two master bedrooms boasting their own ensuites, and a fully finished basement. Enjoy the flexibility offered by separate heating systems and electrical meters for each unit allowing for customizable utility payment structures. A parking pad at the rear ensures each unit has a designated spot, with an additional spot for visitors. Street parking in the front adds to the accessibility and convenience. Situated mere steps from Chinook Centre, Calgary's premier mall, and a short stroll to the Chinook train station, this property also offers swift access to the Macleod Trail corridor. Whether you are a seasoned investor or a newcomer to the real estate investors market, seize the opportunity to add to your portfolio with this well-maintained 4-Plex, capturing both cash flow and capital growth potential. Invest with confidence and make a smart move by scheduling a viewing to witness firsthand the investment appeal of this remarkable property!



Built in 2004

Essential Information

MLS® #	A2100191
Price	\$1,849,000
Sold Price	\$1,755,000
Bathrooms	0.00
Square Footage	4,677
Acres	0.14
Year Built	2004
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Sold

Community Information

Address	526 & 528 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G7

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Parking Pad, Side By Side

Interior

Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Living Room
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Back Lane, Near Shopping Center, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2024
Date Sold	February 29th, 2024
Days on Market	53
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.