

\$1,400,000 - 4304 19 Street Sw, Calgary

MLS® #A2108715

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Altadore, Calgary, Alberta

ALTADORE CORNER LOT MEASURING 53' X 122' W/ FULLY-TENANTED 6PLEX! Presenting an exceptional opportunity nestled within Calgary's vibrant Altadore community. This property, situated in one of the city's most coveted neighborhoods, presents a rare chance for redevelopment in a prime location.

Property Highlights:

DESIRABLE ALTADORE LOCATION CLOSE TO MARDA LOOP COMMERCIAL ZONE:

Located within the coveted Altadore community, renowned for its charm, convenience, and thriving atmosphere. FULLY-TENANTED 6-PLEX:: Currently housing a fully-tenanted 6plex, this property offers immediate rental income while providing a blank canvas for your redevelopment vision.

1 x bachelor, 3 x 1 BR, 2 x 2 BR units, coin laundry, 6 outdoor electrified parking stalls.

GENEROUS CORNER LOT SIZE: Spanning 53.15 feet by 122.05 feet, the property offers ample space for redevelopment

DYNAMIC COMMUNITY: Altadore is a dynamic and evolving neighborhood, experiencing significant redevelopment and growth, making it an opportune time to invest in its future.

CONVENIENT AMENITIES: Enjoy easy access to a plethora of amenities, including boutique shops, trendy eateries, parks, schools, and more, all within close proximity.

PROPERTY DETAILS:

Lot Size: 53.15 feet x 122.05 feet, Building



Size: 2,477 square feet, Zoning: M-C1 d100, units are Individually metered.
Rental Income: Currently fully-tenanted,
Seize the chance to leave your mark on the Altadore landscape with this PRIME REDEVELOPMENT OPPORTUNITY OR GREAT HOLDING PROPERTY WHILE WE RIDE OUT INFLATION! Whether you're an investor, developer, or homeowner with a vision, this property promises endless potential.

Built in 1959

Essential Information

MLS® #	A2108715
Price	\$1,400,000
Sold Price	\$1,303,000
Bathrooms	0.00
Acres	0.15
Year Built	1959
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	4304 19 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4Y4

Amenities

Parking Spaces	6
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Additional Information

Date Listed	February 19th, 2024
Date Sold	April 11th, 2024
Days on Market	52

Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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