

\$1,190,000 - 2211,2209 48 Street Se, Calgary

MLS® #A2114059

\$1,190,000

0 Bedroom, 0.00 Bathroom, 2,003 sqft

Multi-Family on 0.00 Acres

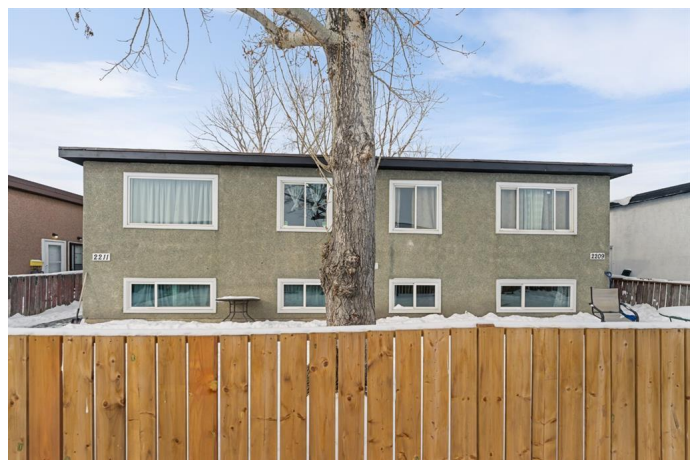
Forest Lawn, Calgary, Alberta

This Legal Fourplex Represents a Great Investment. Fully Updated with NEW Flooring, NEW Fixtures, NEW Appliances, and Cabinetry, You will not have to worry about keeping these suites rented for years to come. All 3 suites are rented with long term wonderful tenants. Close to Transit, Schools, and Shopping, This property has an incredible Location. Make an investment in Real Estate that will both appreciate as well as provide a solid and Stable Income. LEGAL 4 PLEX FOR SALE ALL UNITS INDEPENDENTLY METERED *61' x 120' MC1 ZONING* Structures ARE 2 UPPER UNITS AND 2 BASEMENT UNITS, ALL WITH SEPARATE ENTRANCES. ALL UNITS 3 BEDROOMS, 1 BATHROOM AND UTILITY ROOM WITH LAUNDRY. Newer FURNACES AND HOT WATER HEATER, New Fenced, New Roof, All Units Are NEWLY RENOVATED with over \$200,000 worth of renovation.

Built in 1971

Essential Information

MLS® #	A2114059
Price	\$1,190,000
Sold Price	\$1,046,500
Bathrooms	0.00
Square Footage	2,003
Acres	0.00



Year Built	1971
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	2211,2209 48 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1M3

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	April 29th, 2024
Days on Market	49
Zoning	MC-1
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.