

\$1,999,000 - 2131 51 Avenue Sw, Calgary

MLS® #A2115775

\$1,999,000

0 Bedroom, 0.00 Bathroom, 2,079 sqft

Multi-Family on 0.21 Acres

North Glenmore Park, Calgary, Alberta

*** OPEN HOUSE MARCH 30th 12-2pm

***INVESTOR ALERT! A TURNKEY

INVESTMENT PROPERTY AWAITS! GROSE
RENTAL INCOME JUST OVER \$119,000

PER YEAR! \$101,00 NET! Located in the
Coveted area of North Glenmore Park this 4
PlexÂ with legal suitesÂ sits on a 75 x 122 sqft
lot and has been completely renovated inside
and out inÂ 2022 and 2023!Â Lower Units
(2129B & 2131B) are identically finished with
an Open 2 bed 1 bathroom floorplan and have
their own privateÂ sideÂ entrance. Featuring a
beautiful Open Concept Kitchen and Living
Room area. Kitchen features include Quartz
countertops and an island with Ceramic tile
backsplash, All Stainless Steel Appliances and
Luxury Vinyl Plank Floors throughout! Both
Bedrooms are OversizedÂ and have large
closetsÂ andÂ Large Windows letting in plenty
of Natural Light. The Full Bathroom is
beautifully finished with a Quartz Vanity Sink
with White Tile Backsplash and the Shower &
Bath Fully Tiled in White Calcutta. Each Unit
has its own separate laundry with a newÂ high
qualityÂ Washer and DryerÂ with steamÂ as
well as an Instant hot water tank
andÂ separateÂ furnace . Upper Units (2129 &
2131) Also Have Their own A/C! Both Upper
units are alsoÂ mirrorÂ images of each other
and finished in the similar materialsÂ Upper
units have a Large open Concept living with
Plenty of windows and natural light & Extra
high ceilings with a slight vault! Open Kitchen
with a large quartz island and stainless steel



appliances as well as a back entrance and closet just off the kitchen. 2 Spacious Bedrooms with large closets Separated by a Full Bathroom Beautifully finished with double Quartz vanity Sinks with White Tile Backsplash and the Shower & Bath Fully Tiled in White Calcutta. New Roof Soffits and Gutters were also done in the last year as well as exterior stucco! Steps away from public transport, Schools and many amenities this is a prime investment for the savvy investor and is guaranteed to quickly grow in value in coming years! Excellent long-term tenants are currently in place! Book your Showing before this Gem is Gone! Be Sure to CHECK OUT the IGUIDE VIDEO LINK FOR VIRTUAL TOUR. Application for RC-G Zoning has also been submitted to the city and if zoning change is approved this site can also hold another second 4 plex on the back end of the lot!

Built in 1968

Essential Information

MLS® #	A2115775
Price	\$1,999,000
Sold Price	\$1,950,000
Bathrooms	0.00
Square Footage	2,079
Acres	0.21
Year Built	1968
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	2131 51 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2J 5G3

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Outside, Parking Pad, Side By Side

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Cooling	Central Air

Exterior

Exterior Features	Awning(s), Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Level, Near Golf Course, Near Public Transit
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 8th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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