

\$1,150,000 - 1310 20 Avenue Nw, Calgary

MLS® #A2115910

\$1,150,000

0 Bedroom, 0.00 Bathroom, 2,005 sqft

Multi-Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Welcome to 1310/08 20 Ave NW, a lucrative 4-unit multifamily property ideally situated in one of Calgary's premier rental neighborhoods - Capitol Hill. This property offers exceptional proximity to the University of Calgary, SAIT, Lions Park LRT Station, and Confederation Park. The demand for rentals in this neighborhood is exceedingly high, with not a single vacant unit in over 10 years.

Each unit within this meticulously maintained property features new windows, two spacious bedrooms and a well-appointed bathroom, offering comfortable and functional living spaces for tenants. Originally designed and currently registered as a duplex with lower-level illegal suites, the thoughtful layout ensures privacy and convenience, making it an attractive choice for potential renters. Additionally, each suite is equipped with its own washer and dryer, enhancing convenience for tenants.

In addition to its superb location and well-designed units, the property boasts ample parking space, including a 3-car carport and a designated parking pad, all of which can be rented out separately. Situated on a spacious 50ft lot, there is significant potential for future development, further increasing equity in this already attractive investment, especially considering the neighborhood's prevalence of infills. Managed effortlessly by a hands-off, ethical investor for the past 20 years, existing



rents are well below market rates, allowing for substantial upside potential for a new buyer, as well as instant equity. Don't miss out on the opportunity to acquire this cash-flow-generating property in a highly desirable location. Whether you're an experienced investor or venturing into real estate for the first time, 1310/08 20 Ave NW offers an ideal blend of profitability and potential. Schedule a viewing today to secure your foothold in Calgary's thriving real estate market.

Built in 1972

Essential Information

MLS® #	A2115910
Price	\$1,150,000
Sold Price	\$1,140,000
Bathrooms	0.00
Square Footage	2,005
Acres	0.14
Year Built	1972
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level, Up/Down
Status	Sold

Community Information

Address	1310 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1J3

Amenities

Parking Spaces	4
Parking	Carport

Interior

Appliances Dryer, Electric Stove, Refrigerator, Washer

Additional Information

Date Listed March 19th, 2024
Date Sold April 5th, 2024
Days on Market 17
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office Hope Street Real Estate Corp.

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