

\$1,288,000 - 1640 20 Avenue Nw, Calgary

MLS® #A2116232

\$1,288,000

0 Bedroom, 0.00 Bathroom, 1,984 sqft

Multi-Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Excellent investment opportunity! Superb Inner-City location in the community of Capitol Hill. Legal 4-plex situated on a large corner lot with M-C1 Zoning. Great curb appeal with this all brick apartment building consisting of 3-2 bedroom units, and 1-1 bedroom unit. All units are bright and amazingly spacious with smart, practical layouts each with their own in suite storage room. The upper suites have sunny south facing balconies, while the lower suites have numerous large windows. All units are provided an exterior energized parking stall, and each unit is separately metered for electricity. Also featured are front and back entrances, and a convenient bright laundry room with coin operated washer/dryer. Improvements over the years include a new Torch on Roof in 2015, new boiler (IBC Model) and storage tank in 2021, all new windows and sliders in 2014, newer kitchen in Unit 1, newer appliances in unit 2. A well-maintained building close to schools, shopping, U of C, Transit, Confederation Park, and so much more in an active and very vibrant community. All making for a wonderful addition to any Real Estate Portfolio.

Built in 1960

Essential Information

MLS® #	A2116232
Price	\$1,288,000



Sold Price	\$1,314,888
Bathrooms	0.00
Square Footage	1,984
Acres	0.14
Year Built	1960
Type	Multi-Family
Sub-Type	4 plex
Style	Apartment
Status	Sold

Community Information

Address	1640 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1G8

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Heating	Boiler, Natural Gas
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Exterior

Roof	Rolled/Hot Mop
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Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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