

\$1,150,000 - 7419/7417 36 Avenue Nw, Calgary

MLS® #A2120168

\$1,150,000

0 Bedroom, 0.00 Bathroom, 1,800 sqft

Multi-Family on 0.14 Acres

Bowness, Calgary, Alberta

An Exceptional Turnkey Investment Opportunity in Bowness! This Fourplex consists of 2 Main Floor Units and 2 LEGAL Basement Suites. Each unit features its own Kitchen, 2 Bedrooms, a full Bathroom, and dedicated washer and dryer facilities.

The Legal Basement Suites have undergone recent upgrades, including new flooring, Bathrooms, and modern kitchens equipped with new appliances.

Currently, the fourplex is occupied by long-term, respectful tenants who express interest in continuing their tenancy. The property is equipped with 2 high-efficiency furnaces and 2 hot water tanks. Recent improvements include new gutters and roof insulation.

Ideally located near numerous amenities such as Superstore, Bowness High School, Bowcroft School, Bowness Park, Farmerâ€™s Market, and with convenient access to the Mountains. This low-maintenance Fourplex is a fantastic addition to your long-term investment portfolio. Schedule your viewing today!

Built in 1970

Essential Information

MLS® #

A2120168



Price	\$1,150,000
Sold Price	\$1,082,000
Bathrooms	0.00
Square Footage	1,800
Acres	0.14
Year Built	1970
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	7419/7417 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1V2

Amenities

Parking Spaces	4
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Interior

Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 11th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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