

\$849,900 - 1925 5a Street Sw, Calgary

MLS® #A2122559

\$849,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.10 Acres

Cliff Bungalow, Calgary, Alberta

The property features five units currently generating close to \$5,000.00 monthly, situated on a 38 x 110 lot. This is the perfect parcel for redevelopment in a prime location or as a buy-and-hold opportunity. Properties like this do not become available every day; this character home is perched on 5A Street SW in the community of Cliff Bungalow, also known as Heritage Ash Street. It is surrounded by picturesque trees and preserved properties, each filled with family stories. Built in 1925, the home backs onto green space and even offers lane access. Many of the neighbours' homes have been custom-crafted by some of Calgary's award-winning builders; creating your dream home here will fit seamlessly into the neighbourhood.

On the main and upper floors, there are three units. To the right, there is an oversized one-bedroom, one-bathroom suite on the north side. Straight ahead, you will find the largest suite, which is full of character and located upstairs. This upper unit consists of two bedrooms, one bathroom, a living room, and a galley kitchen. Around the south side of the building, there is an entrance to the main level studio illegal suite, which includes one bathroom, a small kitchen with a breakfast bar, and a studio-style space at the rear.

Downstairs, the most updated unit features vinyl plank flooring, an open concept layout, and fresh updates throughout. This is also a



one-bedroom, one-bathroom unit. Lastly, you will find the smallest of the illegal suites, which is another studio featuring a small kitchen, one bathroom, and an open-concept living area. Downstairs also houses the laundry facilities for all residents to share, along with the utilities.

At the rear of the property, you will be pleased to find a triple garage. All of this is situated on a 38 x 110 lot. Welcome to your new chapter in Cliffe Bungalow.

Built in 1914

Essential Information

MLS® #	A2122559
Price	\$849,900
Sold Price	\$1,000,000
Bathrooms	0.00
Acres	0.10
Year Built	1914
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1925 5a Street Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G2

Amenities

Parking Spaces	3
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Additional Information

Date Listed	April 12th, 2024
Date Sold	April 26th, 2024

Days on Market	14
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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