

\$1,399,000 - 1920 12 Avenue Sw, Calgary

MLS® #A2123698

\$1,399,000

0 Bedroom, 0.00 Bathroom, 6,512 sqft

Multi-Family on 0.15 Acres

Sunalta, Calgary, Alberta

Savvy investors check out this INCREDIBLE INVESTMENT OPPORTUNITY WITH BELOW MARKET RENTS and POTENTIAL TO INCREASE RENTS - CURRENT CAP RATE IS 5.5% and \$76,000 NOI after property taxes and insurance. All tenants pay their own utilities. Very turn key cash flow property with no common area! This 4 plex has FOUR 3 bedroom/2 bathroom units in one, making your job as a landlord that much easier! M-C2 zoning(don't forget the city rezoning coming up for future development) with an extra deep 50' x 130' lot in PRIME AREA of Sunalta!! 'Four corner' 4plex style feels like each unit is it's own home with privacy and security. **Each unit has 3 bedrooms, 2 bathrooms, a fireplace, a private balcony, separate in-suite laundry room, a furnace, a hot water tank and an electrical panel**. Four good-sized parking stalls in the back allow tenants to leave their cars parked at home and stroll around this charming neighbourhood and neighbouring communities. All units have been recently renovated in past few years including roof, windows, railings on balconies, furnaces and hot water tanks and feature a spacious layout with large windows. Phenomenally located on a quiet street, just 4 blocks to the C-Train Station, within walking distance to top schools, diverse shops, great restaurants and tranquil river pathways plus only minutes to downtown, Kensington and trendy 17th Ave, perfect for any active lifestyle. PLEASE SEE SUPPLEMENTS FOR RENTAL INCOME AND



EXPENSES. THANKS

Built in 1976

Essential Information

MLS® #	A2123698
Price	\$1,399,000
Sold Price	\$1,450,000
Bathrooms	0.00
Square Footage	6,512
Acres	0.15
Year Built	1976
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	1920 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R8

Amenities

Utilities	Natural Gas Available
Parking Spaces	4
Parking	Off Street, Stall

Interior

Appliances	See Remarks
Heating	Forced Air, Natural Gas

Exterior

Lot Description	Back Lane, Near Shopping Center, Landscaped, Level, Near Public Transit, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 22nd, 2024
Days on Market	5
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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