

\$1,349,000 - 122 12 Avenue Ne, Calgary

MLS® #A2126905

\$1,349,000

0 Bedroom, 0.00 Bathroom, 2,376 sqft

Multi-Family on 0.14 Acres

Crescent Heights, Calgary, Alberta

Prime opportunity to invest in this well maintained 4plex in the heart of Crescent Heights! Original owner for the past 40 years, this unbelievable investment property is situated on a tree canopied street that is close to downtown, easy access to transit, and close to all amenities. Each unit has an open floor plan, natural light, private balcony, spacious laundry room, and 1.5 baths. Units 1-3 all feature 3 bedrooms on the lower level, with Unit 4 converted into a two bedroom with a spacious primary. The units have had several updates over the years that includes furnace/air duct cleaning, new paint and carpet cleaning upon tenancy, appliances upgraded/repaired as needed, and regular professional landscape and annual spring clean-up of the grounds. The main floor consists of the living room with balcony access, 2pc bath, dining room, and kitchen. Fully developed lower is home to the bedrooms, full bathroom and laundry room. Each unit is fully equipped with its own furnace and hot water tank and the long term tenants make this an ideal investment property. Units 1, 2, and 4 are all month to month while Unit 3 is on a year lease until the end of October. Each unit comes with one on-site parking stall. This is an indisputable Inner City location that steps away from Centre Street, a short walk to downtown, and enjoys quick access to SAIT, UofC, Hospitals, and major traffic routes!!

Built in 1972



Essential Information

MLS® #	A2126905
Price	\$1,349,000
Sold Price	\$1,300,000
Bathrooms	0.00
Square Footage	2,376
Acres	0.14
Year Built	1972
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	122 12 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Z9

Amenities

Parking Spaces	1
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Stove(s), Washer
------------	---------------------------------------

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 16th, 2024
Days on Market	16
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.