

\$799,000 - A And B, 4506 70 Street Nw, Calgary

MLS® #A2132079

\$799,000

0 Bedroom, 0.00 Bathroom, 1,167 sqft

Multi-Family on 0.14 Acres

Bowness, Calgary, Alberta

Full duplex makes for a great investment opportunity! Located on a quiet street and situated on a massive lot measuring 577 sq/meters and 177 feet deep. Each unit boasts over 1100sq foot of developed space and consists of 3 bedrooms, 4 piece bathroom, laundry, spacious kitchen, and living room area. Comes with all appliances and a double detached garage along with extra pad for parking in the rear. Each unit has its own furnace, hot water tank, and electrical for separate billing. Both units are currently leased to good tenants.

Built in 1978

Essential Information

MLS® #	A2132079
Price	\$799,000
Sold Price	\$750,000
Bathrooms	0.00
Square Footage	1,167
Acres	0.14
Year Built	1978
Type	Multi-Family
Sub-Type	Duplex
Style	Back Split, Bi-Level
Status	Sold

Community Information

Address A And B, 4506 70 Street Nw



Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Has Basement	Yes
Basement	Finished

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 27th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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