

\$1,249,900 - 1425 21 Avenue Nw, Calgary

MLS® #A2134714

\$1,249,900

0 Bedroom, 0.00 Bathroom, 1,909 sqft

Multi-Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Exciting opportunity to invest in this turn-key 4plex situated on a 50x120 lot with M-C1 zoning in the community of Capitol Hill! Excellent inner-city location just one block to Confederation Park and a short stroll to SAIT, the LRT, Safeway and the North Hill Mall. This 4plex has 4 - two-bedroom units (2 upper units with spacious front balconies and 2 lower units). Each unit has a separate entrance and features a spacious layout, in the suite laundry, furnace, hot water tank and one energized parking stall. Upgrades over the years include replacement of the hot water tanks for each unit, replacement of the shingles, sewer line replacement and Unit #2 had it's kitchen renovated along with new flooring and fresh paint in July 2022. Furnaces are serviced annually. The property currently generates a monthly income of \$6375 with the potential for that to increase when the current leases expire (the leases for Units 2,3 and 4 expire on July 31, 2024 and the lease for Unit 1 expires on August 31, 2024). All tenants have indicated that they are open to staying. The natural gas and water are each on one meter and are paid by the owner. Electricity is metered separately for all 4 units with tenants being billed directly for their own electricity use. Opportunities like this don't come along often so schedule your viewing today!

Built in 1977



Essential Information

MLS® #	A2134714
Price	\$1,249,900
Sold Price	\$1,320,000
Bathrooms	0.00
Square Footage	1,909
Acres	0.14
Year Built	1977
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	1425 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1L7

Amenities

Parking Spaces	4
Parking	Plug-In, Stall

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	May 30th, 2024
Days on Market	5
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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