

\$1,250,000 - 117 26 Avenue Nw, Calgary

MLS® #A2134946

\$1,250,000

0 Bedroom, 0.00 Bathroom, 3,935 sqft

Multi-Family on 0.14 Acres

Tuxedo Park, Calgary, Alberta

4 Plex in excellent location. Brick exterior, 2-storey style with 980 sq. ft per unit. Unit A & B in upper level, Unit C & D on main floor plus an non-developed basement. Four units are upgraded include new Laminate Flooring, Windows, bathroom & Kitchen, and Appliances. Each unit has own furnace and hot water tank. Both Unit C & D have 2 full baths. Building front, side and back are paved. Half block to Centre Street and closed to all amenities. Fully rented Monthly Income \$6100. Room for rent increase.

Built in 1979

Essential Information

MLS® #	A2134946
Price	\$1,250,000
Sold Price	\$1,245,000
Bathrooms	0.00
Square Footage	3,935
Acres	0.14
Year Built	1979
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	117 26 Avenue Nw
Subdivision	Tuxedo Park



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C8

Amenities

Utilities	Cable Available, Electricity Available, Sewer Available
Parking Spaces	4
Parking	Off Street, Paved, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Make-up Air, Floor Furnace, Natural Gas
Cooling	Rooftop
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Brick Facing, Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 10th, 2024
Days on Market	16
Zoning	T2M 2C8
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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