

\$1,290,000 - 11203 6 Street Sw, Calgary

MLS® #A2136059

\$1,290,000

0 Bedroom, 0.00 Bathroom, 2,587 sqft

Multi-Family on 0.22 Acres

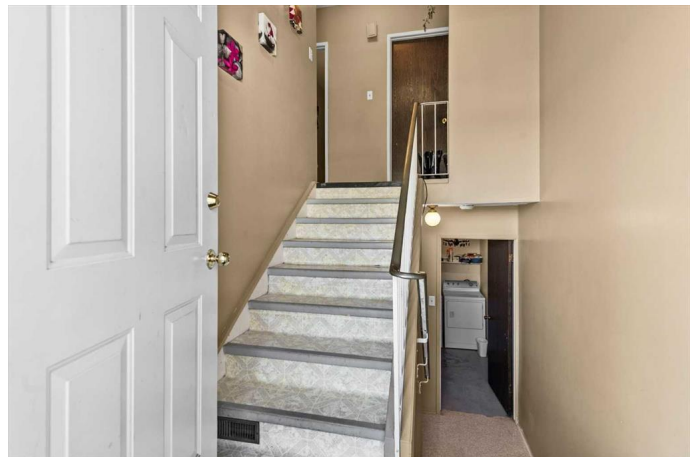
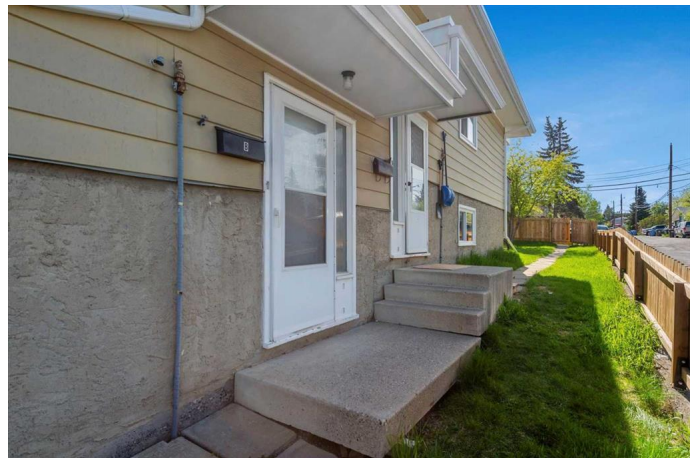
Southwood, Calgary, Alberta

INVESTORS! A four-corner 4-plex on one title located in the heart of Southwood, Calgary. Built in 1973, this property sits on a generous 876 SQ. M lot with Main Building: Total Exterior Area 432.94 m². Each of the four identical units features a spacious layout of approximately 1165 SQ. FT/ 108M2(based on exterior RMS), designed to provide comfortable living spaces for families.

Each unit boasts three nicely sized bedrooms and 1.5 bathrooms. The main floor offers spacious living room, kitchen, and dining area, along with a half bath. The lower level includes large windows in the bedrooms, a full 4-piece bathroom, and a dedicated laundry room for each unit.

The property has seen upgrades over the years, including a newer fence, and some windows. Additionally, there are four parking stalls located at the back of the building, offering ample parking space for each unit.

Situated in the desirable Southwood community, this 4-plex benefits from its proximity to five schools, catering to all educational needs from primary to secondary levels. Just a short 500-meter walk to the Anderson C-Train Station, the location offers excellent transit options. Residents will also enjoy the convenience of Southcentre Mall and the array of dining, shopping, and recreational activities along MacLeod Trail.



Southwood is a well-established residential neighborhood, bounded by 98th Avenue to the north, Macleod Trail to the east, Anderson Road to the south, and 14th Street SW to the west. The community is served by the Southland and Anderson C-Train stations, providing easy access to downtown Calgary and other parts of the city. Established in 1960, Southwood offers a blend of suburban tranquility and urban convenience, making it an ideal location for families and individuals alike.

Built in 1973

Essential Information

MLS® #	A2136059
Price	\$1,290,000
Sold Price	\$1,170,000
Bathrooms	0.00
Square Footage	2,587
Acres	0.22
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	11203 6 Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W0E9

Amenities

Utilities	Other
Parking Spaces	4
Parking	Alley Access, Off Street, Stall, Unpaved

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Near Public Transit, Sloped
Roof	Rolled/Hot Mop
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2024
Date Sold	June 21st, 2024
Days on Market	23
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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