

\$1,125,000 - 4634 4 Street Nw, Calgary

MLS® #A2139507

\$1,125,000

0 Bedroom, 0.00 Bathroom, 1,998 sqft

Multi-Family on 0.17 Acres

Highland Park, Calgary, Alberta

INVESTORS, welcome to your potentially next best-performing asset. This purpose-built fully legal four-plex sits on a massive 7200 sqft lot backing onto a permanent green space in the inner city. An impressive \$69,600 annual rent and a first-year cap rate of 5.8% await a savvy investor.

For more information, please click on the Brochure button below.

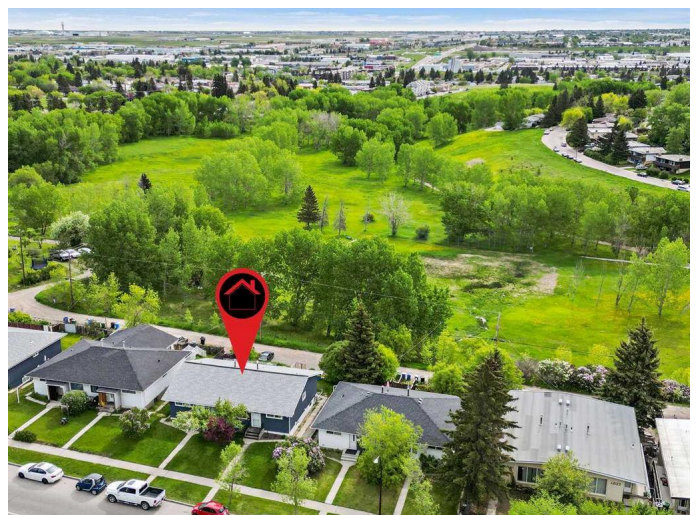
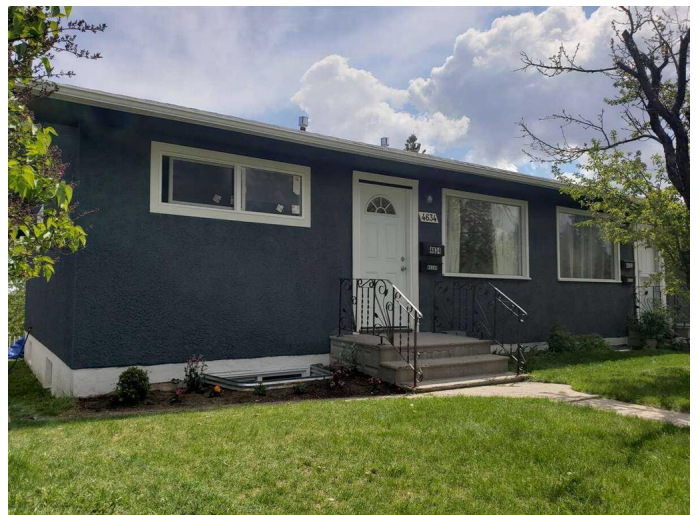
Built in 1958

Essential Information

MLS® #	A2139507
Price	\$1,125,000
Sold Price	\$1,075,000
Bathrooms	0.00
Square Footage	1,998
Acres	0.17
Year Built	1958
Type	Multi-Family
Sub-Type	4 plex
Style	Bungalow
Status	Sold

Community Information

Address	4634 4 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2K 1A2

Amenities

Parking Spaces	6
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Oven, Electric Range, ENERGY STAR Qualified Dishwasher, Freezer, Microwave, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Storage
Roof	Asphalt
Construction	Concrete, Masonite, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 6th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
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