

\$1,700,000 - 1926/1928 32 Street Sw, Calgary

MLS® #A2255248

\$1,700,000

0 Bedroom, 0.00 Bathroom, 1,262 sqft

Multi-family on 0.00 Acres

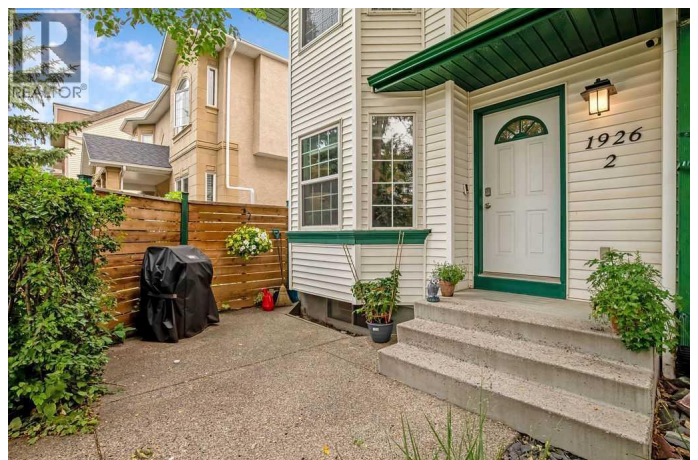
Killarney/Glengarry, Calgary, Alberta

A rare opportunity to own the entire building in the highly sought-after community of Killarney. This 4-corner, 4-plex townhome condo's offers a proven track record of steady rental income with 0% vacancy, excellent tenants already in place and sits on a 50' x 120' lot on a quiet street in Killarney. Each of the four units is a fully self-contained, two-storey townhouse-style home with a developed basement, designed for privacy and functionality. The two front units offer approximately 1,720 sq.ft. of living space, while the two back units feature about 1,665 sq.ft. Layout highlights include: 2 bedrooms + full bath on the upper level, generous rec room (used as a 3rd bedroom) + 2nd full bath in the basement, in-suite laundry in every unit, separate outdoor patio space, parking pad for each unit, and separate utilities (all paid by tenants.) With its turnkey setup, reliable income, and desirable inner-city location, this property checks all the boxes for investors seeking cash flow, stability, and long-term growth potential. (id:6289)

Built in 1995

Essential Information

Listing #	A2255248
Price	\$1,700,000
Bathrooms	0.00
Square Footage	1,262



Acres	0.00
Year Built	1995
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1926/1928 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2R1

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Utilities	Cable, Electricity, Natural Gas, Water
Features	See remarks, Other, Back lane, Parking
Parking Spaces	4
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	50 x 120 lot Unknown
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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