

\$2,600,000 - 1121 37 Street Sw, Calgary

MLS® #A2265250

\$2,600,000

0 Bedroom, 0.00 Bathroom, 7,500 sqft

Multi-family on 0.16 Acres

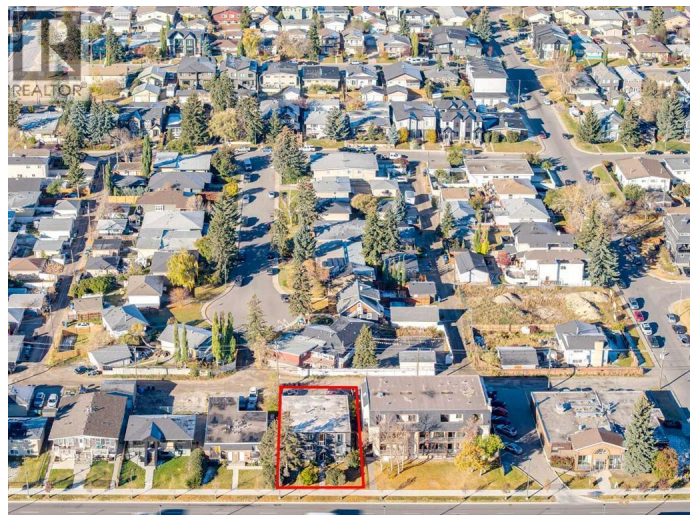
Rosscarrock, Calgary, Alberta

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University. (id:6289)

Built in 1968

Essential Information

Listing #	A2265250
Price	\$2,600,000
Bathrooms	0.00
Square Footage	7,500



Acres	0.16
Year Built	1968
Type	Multi-family

Community Information

Address	1121 37 Street Sw
Subdivision	Rosscarrock
City	Calgary
Province	Alberta
Postal Code	T3C1S5

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete

Listing Details

Listing Office	Royal LePage Benchmark
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