

**1727 12 Avenue SW**  
**Calgary, Alberta**
**MLS # A2215116**

**\$1,299,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,012 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl
<b>Roof:</b>	Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

<b>Bldg Name:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Prime location and revenue generating property in desirable community of Sunalta, within walking distance to Sunalta C-Train station and a lots of shopping/dining options. Also close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential monthly revenue over \$7000 City assessment as 4-plex available. Both 2 storey units feature 3 bedrooms and laundry; one with a full bath and 2 pc en suite; the other with a full bath, 3 pc en suite, and 2 pc powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. Exceptional revenue and/or development value