

423 10 Avenue NE  
Calgary, Alberta

MLS # A2204533



## \$1,499,500

|                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew             |               |                   |
| <b>Type:</b>     | Multi-Family/4 plex |               |                   |
| <b>Style:</b>    | Townhouse           |               |                   |
| <b>Size:</b>     | 2,221 sq.ft.        | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | -                   | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | Assigned            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre           |               |                   |
| <b>Lot Feat:</b> | -                   |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                               | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | -  | <b>Water:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | Finished, Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Mixed, See Remarks, Wood Frame | <b>Zoning:</b>    | M-CG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Storage                     |                   |      |

**Inclusions:** all window coverings, 4 Fridges, 4 stoves, 3 dishwashers, 4 washers, 4 dryers, 3 microwaves

Fantastic LEGAL 4 plex! All units are completely self contained townhomes. Well maintained and in great conditions. Long term tenants. 8 year old roof, Shows very well. Great location close to downtown and many amenities. made up of 1 - 3 bedroom unit and 3 - 2 bedroom units. All are units are 1,047 sqft all with their own laundry facilities.