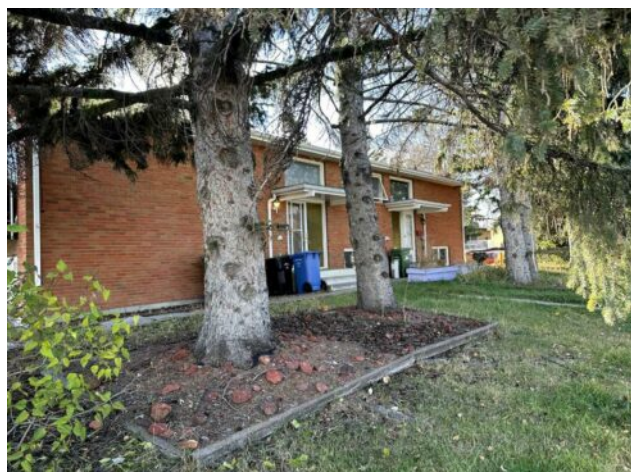


**3104 41 Street SW
Calgary, Alberta**

MLS # A2239481



\$1,200,000

Division:	Glenbrook		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,584 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	Public
Roof:	Asphalt	Sewer:	Public Sewer
Basement:	See Remarks	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	-		

Inclusions: N/A

Opportunity awaits in the desirable community of Glenbrook! Welcome to 3104 41 Street SW, a well-located and versatile fourplex situated on a large 75' x 120' corner (8984 sq.ft) corner lot, providing excellent redevelopment potential or a strong long-term hold. This property features 4 spacious suites, two offering 2 bedrooms and two offering 3 bedrooms, all with long-term tenants who would love to stay, providing reliable income from day one. Built in 1973, this bilevel fourplex offers approximately 50 years of rental history and could be revitalized to add value or redeveloped entirely to match the exciting transformation happening in this sought-after neighbourhood. The site is designated Multi-Residential (MR), allowing for flexible redevelopment options including various multi-unit configurations (subject to city approval). The prominent corner location at 41 Street SW and 30 Avenue SW provides outstanding frontage, excellent sightlines, and increased design opportunities. This is a prime inner-city redevelopment site in an area experiencing significant infill activity, making it attractive for developers and investors alike. The lot is currently improved with a multi-residential fourplex structure, but its size and configuration create plenty of options for a creative builder looking to maximize the site's potential. Glenbrook is a mature community known for its accessibility, schools, parks, shopping and transit connections, appealing to families and professionals alike. Downtown Calgary is just minutes away, and the location is close to major roadways while still nestled in a quiet residential setting. The property is currently generating stable rental income from four suites, making it an ideal holding property while redevelopment plans are made. This is your chance to acquire a large, corner redevelopment lot with an income-producing asset in one

of Calgary's popular SW communities. Whether you're an investor looking for strong income with upside, or a builder seeking your next project, this property represents a compelling opportunity. Bring your vision and design ideas — the possibilities here are extensive!