

11254 6 Street SW  
Calgary, Alberta

MLS # A2280116

**\$1,249,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Southwood                               |               |                   |
| <b>Type:</b>     | Multi-Family/4 plex                     |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 2,160 sq.ft.                            | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | -                                       | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Stall |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                               |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Water:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Storage                   |                   |      |

**Inclusions:** 4 refrigerators, 4 electric stoves, 4 hood fans, 4 washers, 4 dryers

EXCEPTIONAL INVESTMENT OPPORTUNITY in a highly desirable Southwest community, within three blocks of the Anderson C-Train Station and Southcentre Mall! This TRUE LEGAL FOURPLEX generates \$74,400 in annual rental revenue with excellent tenants in place and strong upside for future rent increases—a rare and highly sought-after asset in this prime, transit-oriented location. Purpose-built as a fourplex (NOT a converted duplex like many others on the market), this solid investment offers over 4,320 SQ.FT. of total living space across four fully self-contained units, an extremely rare configuration in today's market. Each unit features three bedrooms, its own private entrance, a dedicated furnace, separate electrical meter, individual hot water tank, in-suite washer and dryer, ample storage, a fenced private yard, and a dedicated parking stall—a combination that consistently attracts quality, long-term tenants and supports strong rental demand. Two of the units have been completely renovated throughout, while a third unit has received numerous updates including a new dishwasher, fresh paint, new baseboards, updated window coverings, and new closet doors. The fourth unit is occupied by long-term tenants and has also seen improvements, including bathroom upgrades, a new washing machine, and a new hot water tank. Additional property-wide upgrades include new windows and patio doors, high-efficiency furnaces, updated hot water tanks, and various cosmetic improvements, making this a turn-key investment with immediate cash flow and long-term upside. Located in a high-demand Southwest location with consistent tenant appeal, excellent access to transit, shopping, and amenities, and strong tenants already in place, this is a rare opportunity to acquire a LEGAL fourplex that truly checks every box for investors. If

you’ve been searching for a proven income property with stability, scale, and future potential—THIS IS IT!