

112 29 Avenue NW  
Calgary, Alberta

MLS # A2281768



# \$799,800

Division:	Tuxedo Park		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	1,264 sq.ft.	Age:	1955 (71 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Common, Off Street, Stall, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 4 Fridges, 3 Electric Stoves, `1 Gas Stove, Coin Op. Washer/Dryer, some window coverings.

**INVESTOR ALERT / BLOCKS AWAY FROM FUTURE TRAIN STATION / OVERSIZED CORNER LOT / TRIPLEX / INNER CITY NW LOCATION / CASH FLOWING PROPERTY.** This property has unbelievable potential! Built as a legal TRIPLEX (with 3 electric meters in common area) but currently an illegal 4 Plex with 4 self contained 1 bedroom suites, potential to be converted to a legal 4 plex. Each unit has their own kitchen, full bathroom, living room, large windows, storage, parking stall, access to storage and common (coin op.) laundry. Located in the Northwest Community of Tuxedo that has plenty of bistros, pubs, shopping, greenspaces , schools and parks. This location is Strategically located on a major commuter bus route and very close to the future Train Station that the city is working on. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site.