

\$1,090,000 - A, 438 12 Avenue Ne, Calgary

MLS® #A2221153

\$1,090,000

0 Bedroom, 0.00 Bathroom, 2,352 sqft

Multi-Family on 0.00 Acres

Renfrew, Calgary, Alberta

Well located 4 plex on 50 x 120 ft. M-CG zoned lot. This is a great location close to downtown on a well treed street and in an area with a strong demand for rental accommodations . There are 4 corner bilevel style units that each have there own condominium title. The units consist of living room with a fireplace, kitchen, dining room and 2 pce bath on the upper level and 3 bedrooms, and full bath on the lower level. Each unit has a furnace and hot water tank and tenants pay their own heating and electricity costs. The property has long term tenants with all of them being there for at least 5 years . The tenant in Unit C (the northwest corner) was a smoker and has just moved out after being there for 32 years. It is vacant and available for showing but beware Unit C does require major updating whereas the other units have been upgraded over time and are in much better condition.

Built in 1975

Essential Information

MLS® #	A2221153
Price	\$1,090,000
Bathrooms	0.00
Square Footage	2,352
Acres	0.00
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex



Style	Bi-Level
Status	Active

Community Information

Address	A, 438 12 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1A6

Amenities

Parking Spaces	4
Parking	Stall

Interior

Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Additional Information

Date Listed	May 14th, 2025
Days on Market	7
Zoning	M-CG

Listing Details

Listing Office	Calgary West Realty
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