

4416 4 Street NW  
Calgary, Alberta

MLS # A2197107



\$2,250,000

Heating: Baseboard, Boiler, Natural Gas

Floors: -

Roof: Membrane

Basement: -

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: -

Bldg Name: -

Water: Public

Sewer: Public Sewer

LLD: -

Zoning: M-C1

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected

Inclusions: 8 fridges, 8 stoves window coverings owned by the Owner

This is a well maintained, low maintenance, frame construction 8 suiter on 4th St NW. 1 Bachelor, 5-1 BR, 2-2BR. 4 units have balconies. The kitchens and bathrooms have been tastefully remodeled. 4416 has been well maintained and has numerous upgrades&hellip;. New roof 2022, all building electrical panel and breakers replaced, commercial hot water tank in 2021, new windows, patio doors in 2013. This is a great location with access to downtown via 4th St NW whether driving or on public transportation. There are 7 parking spots at the rear. The Buyer must qualify and assume the existing mortgage and most likely need a CMHCC 2nd mortgage. See the supplements for additional upgrades and property proforma.