

5624 & 5626 8 Avenue SE
Calgary, Alberta

MLS # A2205933



\$899,900

Division:	Penbrooke Meadows		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,899 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Carpet	Water:	-
Roof:	-	Sewer:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Separate Entrance		

Inclusions: Electric Range x4, Range Hood, Dishwasher x2, Refrigerator x4, Washer/Dryer x4

4PLEX ON 8 AVE SE WITH EASY ACCESS TO TRANSIT (PERFECT INVESTMENT OPPORTUNITY) - OFFERING 3450+ SQFT LIVING SPACE WITH A TOTAL OF 8 BEDROOMS, 4 FULL BATHS AND TONS OF PARKING IN THE REAR - **BASEMENT ON EACH SIDE FEATURES A LEGAL SUITE** EACH UNIT IS SPACIOUS AND FUNCTIONAL; featuring 2 bedrooms, FULL bath, kitchen, living area and SEPARATE LAUNDRIES! Flooring updated for 3 units and new furnace on one side. Kitchens in 2 units were fully renovated as well Bathrooms were upgraded for 3 units two years back. New hot water tank on one side. The upper units also feature an additional dining space. ***ALL UNITS ARE CURRENTLY RENTED OUT - TENANTS PAY THEIR OWN UTILITIES (ADDED CONVENIENCE FOR THE OWNER) - Some of the units also feature new paint and updated flooring. Above grade sizes for 5624 is 956.76 SQFT and 5626 is 942.55 SQFT.