



## 112 29 Avenue NW, Calgary, Alberta - \$865,000



Main Photo

### Property Description

INVESTOR ALERT / CLOSE TO UPCOMING 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. Each unit has their own kitchen, full bathroom, living room, storage, parking stall and access to shared common (coin op.) laundry. Located in the Northwest Community of Tuxedo which has great access to bus routes, bistros, shopping, downtown, and the commuter bus station. The City is working on plans to build a LRT station 3 blocks away. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Bamber Realty LTD.*



P: