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11416 ELBOW DRIVE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
29074


MLS ID:
A2187447

\$1,100,000



 **WILLIE IP**
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 11416 Elbow Drive SW, Calgary , Alberta T2W 2E6

Transaction Type For Sale	Days On Market 5	Zoning M-C1
Subdivision Southwood	Year Built 1973	Structure Type Duplex
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 731047
Building Area (Sq. Ft.) 46428.58	Building Area (Sq. M.) 4313.32	Lot Size (Sq. Ft.) 6587
Lot Size (Acres) 0.15	Inclusions n/a	Restrictions None Known
Reports RPR		

This is an exceptional opportunity to own a legal 4-plex in the highly desirable and well-established Southwood neighborhood, a community known for its mature trees, quiet streets, and close proximity to urban conveniences. Strategically positioned on the NW corner of Sacramento Drive SW and Elbow Drive SW, this property offers unparalleled accessibility. It is just minutes from Anderson Drive and public transit stops along Elbow Drive, ensuring convenience for tenants. Additionally, the Anderson C-Train Station is within walking distance, making this location ideal for commuters and enhancing its appeal to prospective renters. The 4-plex features fully leased 3-bedroom suites, each offering spacious layouts that attract long-term tenants. Each unit is equipped with its own private exterior storage shed, providing tenants with additional space and functionality. The property also boasts five designated parking stalls at the rear, ensuring ample parking for residents and their guests—an increasingly sought-after feature in urban living. What sets this property apart is its ease of management. Each unit is individually metered, meaning tenants are responsible for their own utilities, which reduces operating costs and simplifies maintenance for the owner. The property's well-maintained condition ensures low upkeep and a steady, reliable income stream, making it an excellent addition to any investor's portfolio. Whether you're a seasoned investor or looking to begin your journey in real estate, this property offers a rare combination of location, functionality, and profitability. Don't miss your chance to secure a stable and income-producing asset in one of Calgary's most sought-after neighborhoods!

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