

# \$2,480,000 - 733 44 Avenue Nw, Calgary

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MLS® #A2159950

**\$2,480,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

Highwood, Calgary, Alberta

Back on the market! Great Location! 3 storey apartment condo building next to FFCA school, plaza and located right in the heart of Highwood. Well maintained building with lots of upgrades, newer flooring, fresh paint job, and much more. Renovation to Common area with tiles flooring throughout! This 3 floor high apartments have 9 units which includes 3 x 3 bdrm and 6x 2 bdrm units, minor stairs in front and back but No elevator. All units have a small storage room in suite along with its own furnace. 9 parking stalls in the back assigned to each unit and coin-op laundry in the building. Newer windows throughout; Replacing 2 balconies in the back. Roof on March 2019 been power wash and install liquid applied membrane RC 2000 to the entire 3200sqft roof. Hot water tanks replaced back in Feb 2019 with new Bradford White hot water tank. Each unit has it's own furnace and serviced regularly. In-suite storage and additional storage available in the building. Only 10 minutes drive to U of C, within few minutes drive to safeway and close proximity to future Green-line LRT. All 9 units are tenanted generated over \$13,345 rent per month. Low Maintenance!

Built in 1968

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2159950    |
| Price  | \$2,480,000 |



|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.29         |
| Year Built | 1968         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 733 44 Avenue Nw |
| Subdivision | Highwood         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0J5          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 9 |
|----------------|---|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2024 |
| Days on Market | 239               |
| Zoning         | M-C1              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

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