

\$1,299,990 - 1521 27 Avenue Sw, Calgary

MLS® #A2196620

\$1,299,990

0 Bedroom, 0.00 Bathroom, 2,001 sqft
Multi-Family on 0.14 Acres

South Calgary, Calgary, Alberta

An exceptional turnkey investment opportunity in the heart of South Calgary, this fully legal fourplex sits on a prime 50' x 125' lot in one of the city's most sought-after neighborhoods.

Each of the four self-contained units boasts two bedrooms, in-suite laundry, a dedicated furnace, and a separate electrical panel. The two front units include an additional two-piece bathroom and private balconies, while the south-facing backyard provides ample outdoor space for tenant enjoyment.

This property has been well-maintained and thoughtfully upgraded over the years, including new windows installed just last year. With four assigned parking stalls and plenty of room for a future four-car detached garage, it offers both immediate rental income and future development potential. Tenants pay their own utilities, as all units are separately metered for gas, heat, and water.

Situated just minutes from downtown, Marda Loop, and the lively 17th Avenue district, this property is in an area known for its strong rental demand, excellent amenities, and unbeatable walkability. An investor's dream, this well-maintained fourplex assures consistent cash flow and attracts quality tenants year-round.

Built in 1973

Essential Information



MLS® #	A2196620
Price	\$1,299,990
Bathrooms	0.00
Square Footage	2,001
Acres	0.14
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side
Status	Active

Community Information

Address	1521 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G5

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street

Interior

Appliances	See Remarks
Heating	Forced Air, Natural Gas
# of Stories	2

Exterior

Construction	Wood Frame
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Additional Information

Date Listed	March 25th, 2025
Days on Market	12
Zoning	M-C1

Listing Details

Listing Office	Coldwell Banker Mountain Central
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