

**4913 16 Avenue SE**  
**Calgary, Alberta**

**MLS # A2242445**



**\$1,000,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Opportunity knocks with this duplex featuring a Duplex with a 4PLEX setup, 2 units upstairs and 2 illegal units downstairs. 4 in total. A versatile cash-flowing property! Situated on a spacious 120' x 68' corner lot (over 8,000 SQFT) and zoned MC-1, this property is loaded with future redevelopment potential including infill, multi-unit, or mixed-use possibilities (all subject to city approval). Located just one block from vibrant International Avenue (17th Ave SE), tenants enjoy easy access to transit, shopping, restaurants, and schools. The property has a strong rental history with zero vacancy, previously generating \$6,900/month in rental income with shared utilities. Recently updated on the 4915 side. Whether you're looking to hold for future development, generate cash flow, or reconfigure into a legal fourplex, the potential here is undeniable. Call for more details before it's GONE!