

# \$1,040,000 - 2217, 2219 48 Street Se, Calgary

MLS® #A2201193

**\$1,040,000**

0 Bedroom, 0.00 Bathroom, 1,993 sqft

Multi-Family on 0.17 Acres

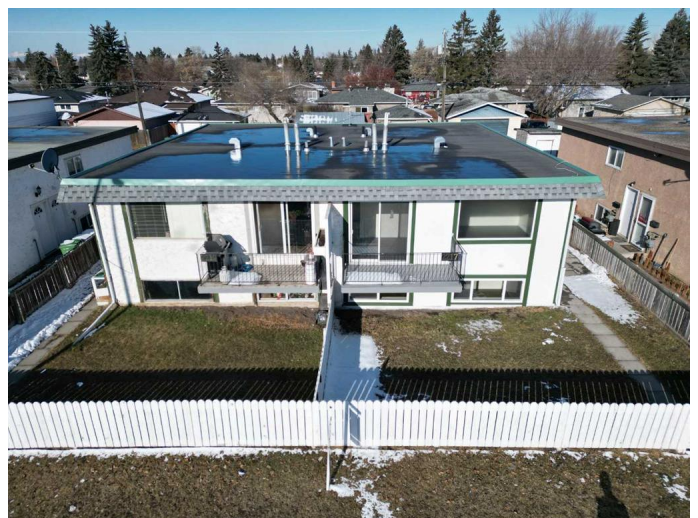
Forest Lawn, Calgary, Alberta

Investors Alert! Legal 4 plex for sale. Great location right off of 17 ave SE, yet a quiet area. One side of the duplex 2217 is Brand new and Rebuilt. New Floors,Kitchen,Drywall,Bathrooms, Tiles, furnaces and more. 2219 duplex is currently being rented on a month to Month bases but have been there for years. Each sides offers a spacious living room, with a good size dinning room with patio doors headed out to the balcony. Big windows offers abundance of Natural light through the home .Kitchen are well sized for the each units . Both side offers two 4pcs bathroom, One for upper Unit and one for basement unit. Parking can be found in the back of the house, Nice big flat lot, Currently zone MC-1. Close to Transit, Schools, shopping,personal services and many restaurants, All minutes away. Make this property apart of Your Real estate profile today. Live in and rent the others or Rent all 4 Units. Have a peace of mind that your Cash flow is legit and no one can report you! Buy this Legal 4plex today!

Built in 1971

## Essential Information

MLS® #	A2201193
Price	\$1,040,000
Bathrooms	0.00
Square Footage	1,993



Acres	0.17
Year Built	1971
Type	Multi-Family
Sub-Type	4 plex
Status	Active

### Community Information

Address	2217, 2219 48 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1M3

### Amenities

Parking Spaces	6
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### Interior

Appliances	Range Hood, Refrigerator, Stove(s)
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### Additional Information

Date Listed	March 10th, 2025
Days on Market	65
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bravo Realty
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