

# \$899,900 - 5624 & 5626 8 Avenue Se, Calgary

MLS® #A2205933

**\$899,900**

0 Bedroom, 0.00 Bathroom, 1,899 sqft

Multi-Family on 0.14 Acres

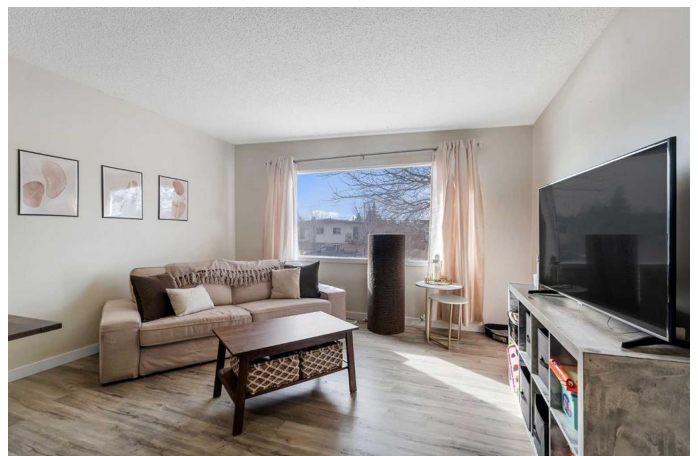
Penbrooke Meadows, Calgary, Alberta

4PLEX ON 8 AVE SE WITH EASY ACCESS TO TRANSIT (PERFECT INVESTMENT OPPORTUNITY) - OFFERING 3450+ SQFT LIVING SPACE WITH A TOTAL OF 8 BEDROOMS, 4 FULL BATHS AND TONS OF PARKING IN THE REAR - \*\*BASEMENT ON EACH SIDE FEATURES A LEGAL SUITE\*\* EACH UNIT IS SPACIOUS AND FUNCTIONAL; featuring 2 bedrooms, FULL bath, kitchen, living area and SEPARATE LAUNDRIES! Flooring updated for 3 units and new furnace on one side. Kitchens in 2 units were fully renovated as well Bathrooms were upgraded for 3 units two years back. New hot water tank on one side. The upper units also feature an additional dining space. \*\*\*ALL UNITS ARE CURRENTLY RENTED OUT - TENANTS PAY THEIR OWN UTILITIES (ADDED CONVENIENCE FOR THE OWNER) - Some of the units also feature new paint and updated flooring. Above grade sizes for 5624 is 956.76 SQFT and 5626 is 942.55 SQFT.

Built in 1971

## Essential Information

MLS® #	A2205933
Price	\$899,900
Bathrooms	0.00
Square Footage	1,899
Acres	0.14
Year Built	1971



Type	Multi-Family
Sub-Type	4 plex
Status	Active

### Community Information

Address	5624 & 5626 8 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3P7

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance
Appliances	Other
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Construction	Brick, Stucco
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### Additional Information

Date Listed	March 29th, 2025
Days on Market	36
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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