

# \$1,089,900 - 11424 Elbow Drive Sw, Calgary

MLS® #A2200981

**\$1,089,900**

0 Bedroom, 0.00 Bathroom, 2,160 sqft

Multi-Family on 0.00 Acres

Southwood, Calgary, Alberta

Introducing a remarkable investment opportunity to own legal 4plex in the highly desirable and well established Southwood neighborhood. Located on NW corner of Sacramento Drive and Elbow Drive SW, this property is just minutes from Anderson Drive and public transit stops on Elbow Drive, ensuring convenience for tenants. Walking distance to Anderson C-Train station, making this location ideal for commuters and enhancing its appeal to prospective renters. This 4 plex features leased 3 bedrooms suites , each offering spacious layouts that's attracts long term tenants. The property has five designated parking stalls at the rear. Top units have a large balconies, lower units features a large patio. Each unit is individually metered, meaning that tenants are responsible for their own utilities, which reduces operating costs and simplifies maintenance for the owner. Newer torch on roof, gutters, 2 newer furnaces. This property offers a rare combination of location , functionality, and profitability. Don't miss your chance to secure a stable income producing asset.



Built in 1973

## Essential Information

MLS® #	A2200981
Price	\$1,089,900
Bathrooms	0.00

Square Footage	2,160
Acres	0.00
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

### **Community Information**

Address	11424 Elbow Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2E6

### **Amenities**

Parking Spaces	5
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### **Interior**

Appliances	Electric Stove, Refrigerator
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### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	45
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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