11268 6 SW

Calgary | Active | MLS® A2335391

$1,280,000









Year Built	Living area
1972	**1,967 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Evertrust Realty

A closer look

Turn key investment property near Anderson C-Trian Station. Amazing opportunity to own a solid 4 Plex with a Quad detached garage in Southwood. All the units have been renovated in past 2 years. Each unit has it's own laundry. Unit 1, 3 and 4 have: Kitchen, Dinning, Living room, Den, Laundry and half Bathroom on Main Floor; 2 Bedrooms, 1 Full Bathroom and Utility room in Basement. Unit 2 has: Kitchen, Dinning, Living room, Laundry, Storage room on Main Floor; 2 bedrooms and 1 Bathroom and utility room in Basement. There are plenty of street and back lane parking spaces around the property. It's near schools, shopping centers and easy off to major road, always easy to rent out. Fully rented with total rent of $6650, tenants pay their own utilities.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2335391
Year Built	1972
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Home Style:	Bi-Level
Total Living Area:	1,967 sq. ft.
Main Level Finished Area:	1,967 sq. ft.
Lot Area:	6,953 sq. ft.
Lot Frontage:	66' 1/8 "
Stories Total:	1
Levels:	One
Year built:	1972 (Age: 54)
Bathrooms:	- (Full:-, Half:-)
Plan:	324LK
Heating:	Forced Air
Foundation:	Poured Concrete

Furnished:	Unfurnished
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Parking:	Quad or More Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Southwood
Appliances:	Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Pantry, Separate Entrance, Storage, Vinyl Windows
Exterior Features:	Lighting, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Front Yard
Num. of Parcels:	0

Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11268-6-sw-calgary-a2335391/

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