

# \$1,300,000 - 1111 15 Avenue Ne, Calgary

MLS® #A2216783

**\$1,300,000**

0 Bedroom, 0.00 Bathroom, 2,218 sqft

Multi-Family on 0.14 Acres

Renfrew, Calgary, Alberta

Prime Inner-City Fourplex - Incredible investment opportunity on a quiet street in the sought-after community of Renfrew! This renovated, income-generating fourplex sits on a massive 50x120 ft lot and brings in over \$85,000 in annual gross revenue. Featuring updated units with vinyl plank and hardwood floors, large light-filled windows, and a well-maintained roof (2013) and windows (2013) plus a high-efficiency boiler (2006).

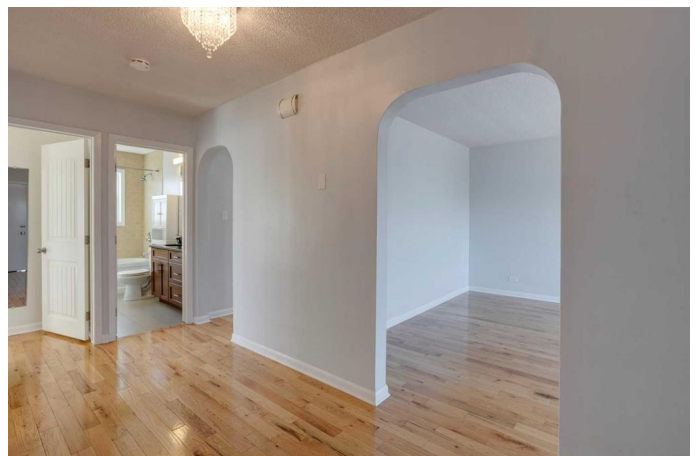
Unbeatable location – walking distance to the Renfrew Rec Centre, shopping, restaurants, and schools. Transit out front, plus quick access to Deerfoot Trail, 16th Ave, and a short commute downtown.

Whether you're looking for solid cash flow or a redevelopment opportunity, this property checks every box. A rare find in one of Calgary's top inner-city neighborhoods!

Built in 1954

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2216783     |
| Price          | \$1,300,000  |
| Bathrooms      | 0.00         |
| Square Footage | 2,218        |
| Acres          | 0.14         |
| Year Built     | 1954         |
| Type           | Multi-Family |



|          |                                      |
|----------|--------------------------------------|
| Sub-Type | 4 plex                               |
| Style    | 2 Storey, Multi Level Unit, Bi-Level |
| Status   | Active                               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1111 15 Avenue Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 1J4           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 9  |
| Parking        | Additional Parking, Alley Access, Off Street, On Street, Oversized, Parking Lot, Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Separate Entrance                    |
| Heating           | Boiler, High Efficiency, Natural Gas |
| Cooling           | None                                 |
| # of Stories      | 2                                    |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full, Suite                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Courtyard, Private Entrance, Storage |
| Roof              | Membrane                             |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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