

# \$1,300,000 - 11203 6 Street Sw, Calgary

MLS® #A2261330

**\$1,300,000**

0 Bedroom, 0.00 Bathroom, 2,583 sqft

Multi-Family on 0.22 Acres

Southwood, Calgary, Alberta

The investment opportunity for this fully rented 4-Plex in the South West community of Southwood is great. With 4 units all with 3 Bedrooms and 1290 sq.ft of living space each, these rental units are a solid addition to your portfolio. This property is generating rental income of \$6,900 / Month (\$82,800 / Year) with a Cap Rate of 5.50% (Based on the asking price and the 2025 Property Taxes). Some of the tenants have been in this property for years and all of the leases are recently renewed for another 1 year fixed term tenancy. The property also comes with 4 dedicated parking stalls in the alley, one for each unit.

Built in 1973

## Essential Information

MLS® #	A2261330
Price	\$1,300,000
Bathrooms	0.00
Square Footage	2,583
Acres	0.22
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

## Community Information

Address	11203 6 Street Sw
Subdivision	Southwood



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0E9

### **Amenities**

Parking Spaces	4
Parking	Off Street, See Remarks

### **Interior**

Appliances	See Remarks
Heating	Forced Air

### **Exterior**

Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Near Shopping Center, Near Public Transit
Roof	Flat Torch Membrane
Construction	Wood Frame

### **Additional Information**

Date Listed	October 3rd, 2025
Days on Market	6
Zoning	M-C1

### **Listing Details**

Listing Office	Town Residential
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.