

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2312 22 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31636

MLS ID: A2246876

\$1,650,000



- **△** CHARLES RUSSELL
- **2** (403) 650-2002
- Houston Realty.ca
- **403-245-5245**
- 2312 22 Street NW, Calgary , Alberta T2M 3W4

Transaction Type

For Sale

Days On Market

83

Zoning M-C1

Subdivision

Banff Trail

Year Built

1958

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan 9110GI

Building Area (Sq. Ft.)

6139.00

Building Area (Sq. M.)

570.33

Inclusions

6 stoves, 6 fridges, 4 dishwashers, 1 washer, 1 dryer, window coverings

Reports

Restrictions None Known Aerial Photos, Annual Property Operating

Data, Information Package, Pro-

Forma, RPR with Compliance, Title

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail close to the University of Calgary, SAIT, Foothills Hospital and Childrens Hospital, huge 80' x 120' lot landscaped with lawns and mature trees with great potential for future development, six large suites with many upgrades and original hardwood floors... 4 x 2 bdrm units at 825 sf and 2 x 1 bdrm units at 625 sf plus a laundry room and a storage locker room, six parking stalls on a concrete pad with plug ins, potential for construction of multiple garages with lofts, major recent building upgrades including a new roof, windows and boiler, four units have dishwashers

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.