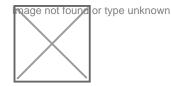


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1821 17 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 33127

MLS ID: A2273727

\$2,820,000



- [△] MIKE FLEMING
- **2** (403) 863-7217
- Michael Fleming Realty Corp.
- 1821 17 Street SW, Calgary , Alberta T2Y 3E5

Transaction Type

For Sale

Zoning

M-C2

Year Built

1960

Property Sub Type

Multi Family

Building Area (Sq. M.)

668.90

Footprint (Sq. Ft.)

2495

Foundation

Poured Concrete

Access to Property

Paved Road, Public Transportation

Nearby

Reports

Pro-Forma, Title

Title

Fee Simple

Subdivision

Bankview

Structure Type Low Rise (2-4 stories)

Legal Plan

261L

Lot Size (Sq. Ft.)

6253

Construction Type

Brick, Wood Frame

Heating

Baseboard, Boiler, High Efficiency, Natural

Gas

Inclusions

12 fridges, 12 stoves, 12 in suite laundry units, all other kitchen appliances and window dressings owned by the Seller **Days On Market**

3

Building Type

Low Rise (2-4 stories), Walk-up

Property Type

Commercial

Building Area (Sq. Ft.)

7200.00

Lot Size (Acres)

0.14

Roof

Flat Torch Membrane

Lot Features

Level

Restrictions

None Known

STONESET is in an excellent location in the SW inner-city community of Bankview. All 12 units and the common areas and mechanical equipment were upgraded and completed in 2021-2022. Upgrades include new sound proofing, new insulation, new windows, new wiring, new plumbing, new heating system, new kitchens, new bathrooms, new flooring with very tasteful decor throughout. This is a a must see turn key long term investment. PLEASE NOTE PROFORMA in supplements that include terms of the mortgage that must be assumed.

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