

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.

## 1821 17 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33127

**MLS ID:**  
A2273727

**\$2,745,000**



 **MIKE FLEMING**  
 (403) 863-7217

 Michael Fleming Realty Corp.  
 403-208-3500

 1821 17 Street SW, Calgary , Alberta T2Y 3E5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 154
<b>Zoning</b> M-C2	<b>Subdivision</b> Bankview	<b>Building Type</b> Low Rise (2-4 stories),Walk-up
<b>Year Built</b> 1960	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 261L	<b>Building Area (Sq. Ft.)</b> 7200.00
<b>Building Area (Sq. M.)</b> 668.90	<b>Lot Size (Sq. Ft.)</b> 6253	<b>Lot Size (Acres)</b> 0.14
<b>Footprint (Sq. Ft.)</b> 2495	<b>Construction Type</b> Brick,Wood Frame	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Heating</b> Baseboard,Boiler,High Efficiency,Natural Gas	<b>Lot Features</b> Level
<b>Access to Property</b> Paved Road,Public Transportation Nearby	<b>Inclusions</b> 12 fridges, 12 stoves, 12 in suite laundry units, all other kitchen appliances and window dressings owned by the Seller	<b>Restrictions</b> None Known
<b>Reports</b> Pro-Forma,Title		

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.

**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.