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## 120 29 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
35252

**MLS ID:**  
A2310526

**\$2,200,000**



 **MIKI SOMOS**  
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 120 29 Avenue NW, Calgary , Alberta T2M2L8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> M-C1	<b>Subdivision</b> Tuxedo Park	<b>Building Type</b> Low Rise (2-4 stories),Walk-up
<b>Year Built</b> 1972	<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> 3980AM	<b>Building Area (Sq. Ft.)</b> 4829.69
<b>Building Area (Sq. M.)</b> 448.69	<b>Lot Size (Sq. Ft.)</b> 7491	<b>Lot Size (Acres)</b> 0.17
<b>Construction Type</b> Concrete	<b>Roof</b> Flat Torch Membrane	<b>Heating</b> Boiler,Natural Gas
<b>Access to Property</b> Direct Access	<b>Inclusions</b> 8 Fridges 8 Stoves 1 Washer & 1 Dryer	<b>Restrictions</b> None Known
<b>Reports</b> Building Plans,Floor Plans,Leases,RPR,Title		

This 8-unit concrete apartment building in Tuxedo Park, comprising seven one-bedroom units and one studio, offers a rare turnkey investment with significant value-add potential. The property has undergone over \$240,000 in recent capital improvements—including a new high-efficiency hydronic boiler, a full SBS membrane roof replacement, electrical upgrades, and building-envelope and security enhancements—ensuring that all major mechanical and structural work is complete. Currently operated as non-market housing, the asset sits significantly below inner-city market rates, providing immediate rental upside through unit-level cosmetic renovations. Situated just one block north of the future 28th Avenue Green Line LRT station and steps from the Centre Street MAX Green BRT corridor, the property features six energized parking stalls, shared laundry, and a current fire inspection on file, making it a premier transit-oriented acquisition.

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