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## 1639 ACTON AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35317


**MLS ID:**  
A2310217

**\$2,698,896**



 **DERIC A. BURTON**  
 (403) 248-4000

 Real Broker  
 855-623-6900

 1639 Acton Avenue SW, Calgary, Alberta T2T 2R1

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

M-C1

**Subdivision**

Altadore

**Year Built**

1967

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

5301GP

**Building Area (Sq. Ft.)**

8700.11

**Building Area (Sq. M.)**

808.26

**Lot Size (Sq. Ft.)**

10742

**Lot Size (Acres)**

0.25

**Roof**

Tar/Gravel

**Foundation**

Poured Concrete

**Heating**

Boiler,Hot Water,Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

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1639 Acton Avenue SW | The Ascot | In The Heart Of Altadore | Rare Opportunity | Only The Second Time Ever Offered For Sale | Building with M-C1 Zoning | Great Investment | Holding Opportunity with Redevelopment Option | Suite Mix (2) 2-Bedroom Units & (8) One Bedroom Units | Fully Rented | Well Maintained Property | No Interior Photos | Easy Access To Downtown | Walk To Sandy Beach Park, River Park, Riverdale Park, Glenmore Dam Off-Leash Dog Park | Minutes To Rockyview Hospital, Mt Royal University, Chinook Centre & Westhills Towne Centre | A Short Stroll To The Marda Loop Shops & Eateries | A Superb Investment

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