



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1-6, 2312 22 Street NW
Calgary, Alberta

MLS # A2219394



\$1,850,000

| | | | |
|-----------|----------------------------|--------|-------------------|
| Division: | Banff Trail | | |
| Type: | Multi-Family/Apartment | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 4,550 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: -
Floors: -
Roof: -
Basement: -
Exterior: -
Foundation: -
Features: -

Bldg Name: -
Water: -
Sewer: -
LLD: -
Zoning: M-C1
Utilities: -

Inclusions: 6 stoves, 6 fridges, 4 dishwasher, washer, dryer, window coverings

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail, huge 75' 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