



**GRASSROOTS**  
REALTY GROUP

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1-6, 2208 20 Avenue NW  
Calgary, Alberta

MLS # A2226753



**\$1,750,000**

Division:	Banff Trail		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	4,010 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Quad or More Detached		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 6 Fridges 6 Stoves 1 Washer 1 Dryer

Exceptional older character 6 Plex Located in a Prime Location in Banff Trail. City View across from a City Park and recreation area and only blocks away from LRT stations. These units rarely come to market and this one has many recent upgrades including Windows, Roofing, Kitchens, Bathrooms, hot water tanks and unit Electrical panels. NOTE\*\*\* Individual gas meters and furnaces, hot water tanks to each unit. Laundry and Utility room located in lower level. 4 car garage and exterior stall. Security doors. BBQ area and picnic table for the tenants. 5-2 Bedroom and 1 -1 bedroom units. Possible Vendor Take Back by Seller!! Why not create your own living space in the upper two apartments and take advantage of the great View and Location!! Better yet this maybe an excellent condo conversion to consider. Please DO NOT DISTURB TENANTS - thank you. Expenses (Taxes-Insurance -Garbage -Recycles -Cleaning Services -Summer and Winter Landscaping- Furnace maintenance and common area costs including Water And Sewer for the entire building running Approximately \$28,765 and Rental Income Approximately \$109,620 ) 1 Bedroom Suite runs on average 1350 -2 Bedroom Suites average/ \$1,557). Factor in on any multi family 2% for Vacancy 4% for maintenance gives you a snap shot of 2208 current Income and expenses.