



**GRASSROOTS**  
REALTY GROUP

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**2312 22 Street NW**  
**Calgary, Alberta**

**MLS # A2246876**



**\$1,650,000**

Division:	Banff Trail		
Type:	Commercial/Multi Family		
Style:	-		
Size:	6,139 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** 6 stoves, 6 fridges, 4 dishwashers, 1 washer, 1 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 close to the University of Calgary, SAIT, Foothills Hospital and Childrens Hospital, huge 80' 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