



**GRASSROOTS**  
REALTY GROUP

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1-6, 1608 38 Street SW  
Calgary, Alberta

MLS # A2256420



**\$1,399,900**

Division:	Rosscarrock		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	6,019 sq.ft.	Age:	1961 (64 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** coin laundry

Sitting on a 8160sf M-C2 lot in desirable Rosscarrock. this well-maintained and solidly built concrete two-storey apartment features 6 Spacious units (5 x 2-bed, 1 x 1-bed, total 6020sf for 6 units!), generating approx. \$8,000/month in rental income. Highlights: Concrete foundation, 9-ft HIGH ceilings, and forced-air furnace in each unit; Front and rear entrances for both the building and each unit, adding security and convenience; Many upgrades over the past 10 years; Large unit layouts, rare for similar buildings; 6 back parking stalls; Excellent location: 1 block from 17th Ave, walk to LRT, Westbrook Mall, Killarney Rec Centre & restaurants. Some cosmetic updates could boost rental potential even further. A rare investment opportunity in one of Calgary's most accessible inner-city neighborhoods!