



**GRASSROOTS**  
REALTY GROUP

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

**2812 33 Street SW**  
**Calgary, Alberta**

**MLS # A2259396**



**\$1,765,000**

|           |                         |        |                   |
|-----------|-------------------------|--------|-------------------|
| Division: | Killarney/Glengarry     |        |                   |
| Type:     | Commercial/Multi Family |        |                   |
| Style:    | -                       |        |                   |
| Size:     | 3,452 sq.ft.            | Age:   | 1962 (63 yrs old) |
| Beds:     | -                       | Baths: | -                 |
| Garage:   | -                       |        |                   |
| Lot Size: | 0.16 Acre               |        |                   |
| Lot Feat: | -                       |        |                   |

|             |                                   |            |      |
|-------------|-----------------------------------|------------|------|
| Heating:    | Baseboard, Hot Water, Natural Gas | Bldg Name: | -    |
| Floors:     | -                                 | Water:     | -    |
| Roof:       | Flat                              | Sewer:     | -    |
| Basement:   | -                                 | LLD:       | -    |
| Exterior:   | -                                 | Zoning:    | M-C1 |
| Foundation: | Poured Concrete                   | Utilities: | -    |
| Features:   | -                                 |            |      |

**Inclusions:** 8 FRIDGES, 8 STOVES, ALL LIGHT FIXTURES AND OWNED CUSTOM WINDOW COVERINGS

An excellent opportunity to own a phenomenal 8 plex investment. Located in the Heart of Killarney, in a fantastic location. Steps to restaurants, cafe's, parks and schools, as well as transit. This well managed, and maintained building has had very stable tenancy for the past many years. Featuring 4 large 2 bedrooms suites, (east facing) and 4 large one bedrooms. (west facing) All units except two lower ones have huge storage and or den areas. 2 bedroom units boast 890 square feet of space, and 795 square feet of space respectively for the large on bedroom units. All units have large picture windows, flooding the suites with natural light. Updates include bathrooms, all laminate flooring, and all updated appliances. Picture show unit 6 with all other to identical in updates and finishings. The owner has kept the mid century kitchens, which can easily be refinished, and is very popular with tenants. Updates include all updated windows, roof, boiler, hot water tank, common area carpets. Mid century brick facade which always looks great. On site coin op laundry managed by coinomatic. Full parking with alley access. Good Tenant profiles. An excellent turn-key investment in a prime location, on a large lot with possible re-zoning for higher density for future re development. Please do not approach tenants. Proforma with environmental available.