



**GRASSROOTS**  
REALTY GROUP

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1216 15 Avenue SW  
Calgary, Alberta

MLS # A2261454



**\$2,750,000**

**Division:** Beltline

**Type:** Commercial/Multi Family

**Style:** -

**Size:** 10,889 sq.ft. **Age:** 1956 (70 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 0.15 Acre

**Lot Feat:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

Excellent Investment Opportunity! 11 x 1 bedroom units. Parking for up to 6 vehicles at the back of the building as well as on street parking. Building has been well maintained with some recent updates and renovations. Included is coin laundry machines and separate storage lockers. Walking distance to Sunalta LRT station, downtown and close to all amenities.