



1121 37 Street SW
Calgary, Alberta

MLS # A2265250



\$2,575,000

Division: Rosscarrock

Type: Commercial/Multi Family

Style: -

Size: 7,500 sq.ft. **Age:** 1968 (58 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.16 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C2

Utilities: -

Heating: -

Floors: -

Roof: Flat Torch Membrane

Basement: -

Exterior: Concrete, Stucco

Foundation: -

Features: -

Inclusions: 9 x Refrigerator, 9 x Dishwasher, 9 x Stove, 9 x Hoodfan, 6 x Washer/Dryer, 1 Common Washer/Dryer

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/ month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University.