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1-8, 128 22 Avenue NE Calgary, Alberta

MLS # A2271794



\$2,225,000

Tuxedo Park Division: Multi-Family/Apartment Type: Style: Apartment-Single Level Unit Size: 3,091 sq.ft. Age: 1963 (62 yrs old) **Beds:** Baths: Garage: Alley Access, Assigned, Plug-In Lot Size: 0.20 Acre Lot Feat:

Heating: Bldg Name: -Boiler, Natural Gas Floors: Water: Carpet, Tile, Vinyl Plank Roof: Sewer: Flat, Membrane **Basement:** LLD: Full Exterior: Zoning: M-C1 Foundation: **Utilities: Poured Concrete**

Features: -

Inclusions:

seller.

All stoves, hood fans, fridges, coin operated clothes washers and dryers and other equipment located at the property and owned by the

Perfectly located in the coveted inner-city neighborhood of Tuxedo Park, this eight suite apartment building sits on a deep 118.5' & times; 75' (8,898.5 sq ft) lot, zoned MC-1. With all units individually metered for electricity and energized parking stalls for every suite, this asset offers rare ease of operation and appeal. The building boasts a strong foundation of long-term tenants and low turnover, and has recently benefited from several capital investments including a boiler replacement in and roof replacement with a 25 year membrane in 2012. The suite layouts are extremely well-designed for one-bedroom living — spacious, functional and targeted to solid renters seeking inner-city convenience. The location is prime: with a Walk Score of 89 (very walkable) and a Transit Score of 58 (good transit access) according to Walk Score data. One block from a bus route and only minutes from downtown, this address delivers urban lifestyle appeal with the quiet character of a well-maintained residential building. Current average rents sit at approximately \$1,335/month, with market rent for comparable one-bedrooms in the area estimated at approximately \$1,485/month — demonstrating meaningful upside potential for the incoming owner-operator. Management is streamlined: tenants pay their own electricity, there is a building-owned common laundry facility, and the property is easily self-managed with minimal required maintenance. This property offers an excellent turnkey, well-positioned multi-family investment with strong fundamentals, immediate upside, and immediate access to Calgary's urban rental demand.