



**GRASSROOTS**  
REALTY GROUP

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1-8, 128 22 Avenue NE  
Calgary, Alberta

MLS # A2271794



**\$2,225,000**

Division:	Tuxedo Park		
Type:	Multi-Family/Apartment		
Style:	Apartment-Single Level Unit		
Size:	3,091 sq.ft.	Age:	1963 (63 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Assigned, Plug-In		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Flat, Membrane
Basement:	Full
Exterior:	-
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

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

Perfectly located in the coveted inner-city neighborhood of Tuxedo Park, this eight suite apartment building sits on a deep 118.5' x 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 &mdash; 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 &mdash; 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.