



**GRASSROOTS**  
REALTY GROUP

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1821 17 Street SW  
Calgary, Alberta

MLS # A2273727



**\$2,820,000**

Division:	Bankview		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,200 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	Level		

Heating:	Baseboard, Boiler, High Efficiency, Natural Gas	Bldg Name:	STONESET
Floors:	-	Water:	Public
Roof:	Flat Torch Membrane	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collected
Features:	-		

**Inclusions:** 12 fridges, 12 stoves, 12 in suite laundry units, all other kitchen appliances and window dressings owned by the Seller

STONESET is in an excellent location in the SW inner-city community of Bankview. All 12 units and the common areas and mechanical equipment were upgraded and completed in 2021-2022. Upgrades include new sound proofing, new insulation, new windows, new wiring, new plumbing, new heating system, new kitchens, new bathrooms, new flooring with very tasteful decor throughout. This is a must see turn key long term investment. PLEASE NOTE PROFORMA in supplements that include terms of the mortgage that must be assumed.