



**GRASSROOTS**  
REALTY GROUP

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1-7, 2515 First Avenue NW  
Calgary, Alberta

MLS # A2274935



**\$1,980,000**

Division:	West Hillhurst		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	1,064 sq.ft.	Age:	1978 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 7 stoves, 7 refrigerators, 7 microwaves, 7 washers, 7 dryers, all window coverings and rods

A well-maintained 7-unit apartment building with individual titles, allowing each unit to be sold separately by the new owner. The offering includes all seven condominium units. Ideally located with excellent access to Kensington and downtown Calgary, the property is adjacent to a small park and just one block from the Bow River pathway. Each unit features two bedrooms, two bathrooms, and a wood-burning fireplace. The building is heated by a gas boiler with hot-water heating throughout.