



GRASSROOTS
REALTY GROUP

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**111 27 Avenue NW
Calgary, Alberta**

MLS # A2279499



\$1,575,000

Division: Tuxedo Park

Type: Commercial/Multi Family

Style: -

Size: 7,121 sq.ft. **Age:** 1958 (68 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.21 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: 6 fridges, 6 stoves, 1, washer, 1 dryer, all window coverings owned by the Seller

This is an excellent well maintained solid six plex in a great inner city location. Suite mix is 5 -2 BR 1 -1 BR. The units are spacious with beautiful oak hardwood floors. The suites are easy to clean and easy to maintain. The stairwells are carpeted. There are 3 "mechanical rooms" each with 2 upgraded furnace and 2 hot water tank. All mechanical has been regularly maintained. Each unit has a front entry and a rear entry into a stairwell giving easy access from the front of the building and easy access from the parking area for all units. The property shows well, is easy to rent, easy to manage and easy to maintain.