



**1511 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286334**



**\$1,549,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	4,145 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Forced Air

**Floors:** -

**Roof:** Membrane

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** 6 Fridges, 6 Stoves, Washer, Dryer

New price! Priced to sell. Proven long term tenant stability. This is a proven, high demand rental area with consistent tenant appeal, pride of ownership throughout and plenty of room to increase rents. Rare opportunity to own a Prime inner-city 6 -plex in desirable Bankview/South Calgary directly across from Mount Royal. Fully leased with five spacious 2-bedroom units and one 1-bedroom. A history of long-term tenants with virtually no vacancy. Hardwood floors, textured ceilings, and gas stoves in each unit. New Membrane roof (2021). Exceptional location minutes to downtown, close to Mount Royal University, Marda Loop, and 17th Avenue. Walking distance to transit, parks, and library. Rare opportunity to own a stable, easy-to-rent multifamily property in a prestigious location.