

**1-6, 1608 38 Street SW  
Calgary, Alberta**

**MLS # A2256420**

# \$1,399,900



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Rosscarrock            |               |                   |
| <b>Type:</b>     | Multi-Family/Apartment |               |                   |
| <b>Style:</b>    | -                      |               |                   |
| <b>Size:</b>     | 6,019 sq.ft.           | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | -                      | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                      |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | -                      |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | - | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | - | <b>Water:</b>     | -    |
| <b>Roof:</b>       | - | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | - | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | - | <b>Zoning:</b>    | M-C2 |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -    |
| <b>Features:</b>   | - |                   |      |

**Inclusions:** coin laundry

Sitting on a 8160sf M-C2 lot in desirable Rosscarrock. this well-maintained and solidly built concrete two-storey apartment features 6 Spacious units (5 x 2-bed, 1 x 1-bed, total 6020sf for 6 units!), generating approx. \$8,000/month in rental income. Highlights: Concrete foundation, 9-ft HIGH ceilings, and forced-air furnace in each unit; Front and rear entrances for both the building and each unit, adding security and convenience; Many upgrades over the past 10 years; Large unit layouts, rare for similar buildings; 6 back parking stalls; Excellent location: 1 block from 17th Ave, walk to LRT, Westbrook Mall, Killarney Rec Centre & restaurants. Some cosmetic updates could boost rental potential even further. A rare investment opportunity in one of Calgary's most accessible inner-city neighborhoods!