

1-8, 128 22 Avenue NE  
Calgary, Alberta

MLS # A2271794



## \$2,225,000

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	3,091 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Alley Access, Assigned, Plug-In		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** All stoves, hood fans, fridges, coin operated clothes washers and dryers and other equipment located at the property and owned by the seller.

Perfectly located in the coveted inner-city neighborhood of Tuxedo Park, this eight suite apartment building sits on a deep 118.5' x 75' (8,898.5 sq ft) lot, zoned MC-1. With all units individually metered for electricity and energized parking stalls for every suite, this asset offers rare ease of operation and appeal. The building boasts a strong foundation of long-term tenants and low turnover, and has recently benefited from several capital investments including a boiler replacement in and roof replacement with a 25 year membrane in 2012. The suite layouts are extremely well-designed for one-bedroom living &mdash; spacious, functional and targeted to solid renters seeking inner-city convenience. The location is prime: with a Walk Score of 89 (very walkable) and a Transit Score of 58 (good transit access) according to Walk Score data. One block from a bus route and only minutes from downtown, this address delivers urban lifestyle appeal with the quiet character of a well-maintained residential building. Current average rents sit at approximately \$1,335/month, with market rent for comparable one-bedrooms in the area estimated at approximately \$1,485/month &mdash; demonstrating meaningful upside potential for the incoming owner-operator. Management is streamlined: tenants pay their own electricity, there is a building-owned common laundry facility, and the property is easily self-managed with minimal required maintenance. This property offers an excellent turnkey, well-positioned multi-family investment with strong fundamentals, immediate upside, and immediate access to Calgary's urban rental demand.