

1821 17 Street SW  
Calgary, Alberta

MLS # A2273727



# \$2,820,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	7,200 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Baseboard, Boiler, High Efficiency, Natural Gas	<b>Bldg Name:</b>	STONESET
<b>Floors:</b>	-	<b>Water:</b>	Public
<b>Roof:</b>	Flat Torch Membrane	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage Collection
<b>Features:</b>	-		

**Inclusions:** 12 fridges, 12 stoves, 12 in suite laundry units, all other kitchen appliances and window dressings owned by the Seller

STONESET is in an excellent location in the SW inner-city community of Bankview. All 12 units and the common areas and mechanical equipment were upgraded and completed in 2021-2022. Upgrades include new sound proofing, new insulation, new windows, new wiring, new plumbing, new heating system, new kitchens, new bathrooms, new flooring with very tasteful decor throughout. This is a must see turn key long term investment. PLEASE NOTE PROFORMA in supplements that include terms of the mortgage that must be assumed.