



1821 17 Street SW
Calgary, Alberta

MLS # A2273727

\$2,820,000



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

Heating: Baseboard, Boiler, High Efficiency, Natural Gas

Bldg Name: STONESET

Floors: -

Water: Public

Roof: Flat Torch Membrane

Sewer: Public Sewer

Basement: -

LLD: -

Exterior: Brick, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected, Garbage Collected

Features: -

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.