

1821 17 Street SW
Calgary, Alberta

MLS # A2273727

\$2,820,000



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|-----------|-------------------------|--------|-------------------|
| Division: | Bankview | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 7,200 sq.ft. | Age: | 1960 (65 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.