

1624 26 Avenue SW  
Calgary, Alberta

MLS # A2279197



# \$2,200,000

Division:	Bankview		
Type:	Commercial/Multi Family		
Style:	-		
Size:	4,250 sq.ft.	Age:	1958 (68 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 6 Stoves, 6 Refrigerators, 4 dishwashers, Window coverings

?? Multi-Family Investment Opportunity in Prime Bankview | 6 Units | Redevelopment Zoned Welcome to a rare turnkey cash-flow ready investment in the heart of Bankview &mdash; perfectly situated between Downtown Calgary and vibrant Marda Loop. This recently updated six-unit multi-family building offers incredible flexibility and upside: ? 5 spacious two-bedroom suites ? 1 well-appointed one-bedroom suite ? Airbnb/Short-term rental approved for maximum cash flow potential ? Shared onsite laundry ? Ample dedicated parking for residents and guests Sitting on a coveted parcel of land, the property is currently zoned M-C2 for redevelopment up to 5 storeys or 29 units, presenting a unique opportunity to cash flow now and build later as the neighbourhood continues to grow. With its unbeatable location, walkability, transit access and lifestyle amenities at your doorstep, this property appeals to both long-term tenants and short-stay visitors alike. Whether you're an investor looking to expand your portfolio, a developer seeking your next project, or a buyer searching for dual-use income options &mdash; this Bankview gem checks every box. ?? The Location: Bankview &mdash; a high-demand inner-city community just minutes from the Core, 17th Ave, and Marda Loop's restaurants, caf&eacute;s, and boutique retail. Don't miss this exceptional investment with present income and future potential &mdash; opportunities like this rarely hit the market!