



GRASSROOTS
REALTY GROUP

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2410 14 Street SW
Calgary, Alberta

MLS # A2259924



\$8,600,000

| | | | |
|------------|-------------------------|--------|-------------------|
| Division: | Upper Mount Royal | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 31,185 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.50 Acre | | |
| Lot Feat: | - | | |
| | | | |
| Bldg Name: | Mount Royal Court | | |
| Water: | - | | |
| Sewer: | - | | |
| LLD: | - | | |
| Zoning: | M-C2 | | |
| Utilities: | - | | |

Heating: -
Floors: -
Roof: -
Basement: -
Exterior: -
Foundation: -
Features: -

Inclusions: 38 fridges and 38 stoves, 3 pairs of coinomatic laundries

Very well kept 38 units apartment building which was built on a 3 pieces of full size lot. 17- 2 bedrooms, and 21 one bedrooms. All top floor units have fireplace, all units have its own balcony and storage room. Every unit has its own thermostat and intercom panel. There have been a lot of continuous renovations such as : newer roof, newer exterior paint, newer siding and windows. New carpets and newer carpets on level 1 and 2 common hallway. Most units have laminate floorings. 19 units ' plumbings have been upgraded and newer vinyl or tiled tub surrounds. There is 21 underground parking stalls, and 17 exterior parking stalls. There are 4 storage rooms. Walk to junior high school , co-op and bus. Listing realtor Annie Thai is licensed realtor in Alberta and has an interest in 794321 alberta Ltd who is the seller.