



**2705 38 Street SW
Calgary, Alberta**

MLS # A2271248



\$1,730,000

Division: Glenbrook

Type: Commercial/Multi Family

Style: -

Size: 67,877 sq.ft. **Age:** 1958 (68 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.21 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: -

Heating: -

Floors: -

Roof: Flat Torch Membrane

Basement: -

Exterior: Wood Frame

Foundation: -

Features: -

Inclusions: 6 x Stove, 6 x Fridge, 4 x Dishwasher, 1 x Washer, 1 x Dryer

Ideal Multi-Family Investment Opportunity! Well maintained & updated 6 unit building conveniently located in Glenbrook. Comprised of 4 x 2 Bedroom and 2 x 1 Bedroom units, a maintenance room and laundry area. Located on a 77' x 116' corner lot providing ample tenant and/or visitor parking. There is a coin-a-matic laundry, adding to potential monthly revenue. All of the units have been updated or fully renovated. See photos for a list of improvements. There is a 6 space detached garage under separate title. Steps to parks, sports courts, schools and transit. Walking distance to restaurants, pharmacies and other amenities. Minutes to Mount Royal University, Westhills, all the amenities of 17th Ave W and the Downtown Core.