



1-8, 128 22 Avenue NE  
Calgary, Alberta

MLS # A2271794



**\$2,225,000**

**Division:** Tuxedo Park

**Type:** Multi-Family/Apartment

**Style:** Apartment-Single Level Unit

**Size:** 3,091 sq.ft. **Age:** 1963 (63 yrs old)

**Beds:** - **Baths:** -

**Garage:** Alley Access, Assigned, Plug-In

**Lot Size:** 0.20 Acre

**Lot Feat:** -

**Heating:** Boiler, Natural Gas

**Bldg Name:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Water:** -

**Roof:** Flat, Membrane

**Sewer:** -

**Basement:** Full

**LLD:** -

**Exterior:** -

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** -

**Inclusions:** All stoves, hood fans, fridges, coin operated clothes washers and dryers and other equipment located at the property and owned by the seller.

Perfectly located in the coveted inner-city neighborhood of Tuxedo Park, this eight suite apartment building sits on a deep 118.5' &times; 75' (8,898.5 sq ft) lot, zoned MC-1. With all units individually metered for electricity and energized parking stalls for every suite, this asset offers rare ease of operation and appeal. The building boasts a strong foundation of long-term tenants and low turnover, and has recently benefited from several capital investments including a boiler replacement in and roof replacement with a 25 year membrane in 2012. The suite layouts are extremely well-designed for one-bedroom living — spacious, functional and targeted to solid renters seeking inner-city convenience. The location is prime: with a Walk Score of 89 (very walkable) and a Transit Score of 58 (good transit access) according to Walk Score data. One block from a bus route and only minutes from downtown, this address delivers urban lifestyle appeal with the quiet character of a well-maintained residential building. Current average rents sit at approximately \$1,335/month, with market rent for comparable one-bedrooms in the area estimated at approximately \$1,485/month — demonstrating meaningful upside potential for the incoming owner-operator. Management is streamlined: tenants pay their own electricity, there is a building-owned common laundry facility, and the property is easily self-managed with minimal required maintenance. This property offers an excellent turnkey, well-positioned multi-family investment with strong fundamentals, immediate upside, and immediate access to Calgary's urban rental demand.