



GRASSROOTS
REALTY GROUP

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2208 20 Avenue NW
Calgary, Alberta

MLS # A2273108



\$1,750,000

Division:	Banff Trail		
Type:	Commercial/Multi Family		
Style:	-		
Size:	1,991 sq.ft.	Age:	1958 (68 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 6 Fridges 6 Stoves 1 washer 1 Dryer

Exceptional older character 6 Plex Located in a Prime Location in Banff Trail. City View across from a City Park and recreation area and only 5 blocks away from 1 of 3 walkable LRT stations. These units rarely come to market and this one has many upgrades including Windows, Roofing, Kitchens, Bathrooms, and unit Electrical panels. NOTE*** Individual gas meters and furnaces, hot water tanks to each unit. Laundry and Utility room located in lower level. 4 car garage and 2 exterior stalls. Security doors. BBQ area and picnic table for the tenants. 5-2 Bedroom and 1 -1 bedroom units. Possible short term Vendor Take Back by Seller!! Why not create your own living space in the upper two apartments and take advantage of the great View and Location!! Better yet this maybe an excellent condo conversion to consider. DO NOT DISTURB TENANTS - thank you. Expenses (Taxes-Insurance -Garbage -Recycles -Cleaning Services -Summer and Winter Landscaping- Furnace maintenance and common area costs including Water and Sewer for the entire building running Approximately \$28,765 and Rental Income Approximately \$109,620) Viewings please contact your own personal Reraltor for access. Limited to Common Area through the Listing Agent. Viewing of Units upon an acceptable Offer and your Due Diligence.