



**GRASSROOTS**  
REALTY GROUP

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**726 5A Street NW**  
**Calgary, Alberta**

**MLS # A2292287**

**\$2,650,000**



<b>Division:</b>	Sunnyside		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	8,123 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Low Maintenance Landscape, Near Public Transit, Street Lighting		

<b>Heating:</b>	Boiler, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Stucco	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 10 FRIDGES, 10 STOVES and all other kitchen appliances and all window coverings owned by the Seller

This is the sale of all 10 units in Condominium Plan 9911893. 10 suites 6 - 1 BR, 4 - 2BR. SUNNYSIDE is Calgary's premier rental location - walking distance to the downtown core, Kensington market area, and the Bow River Pathway. This concrete building has had extensive upgrades inside and out in the past 3 years and will be an exceptional asset to own and easy to rent for decades. The building has a new boiler and new windows and patio doors. 8 units have been completely refurbished and the other 2 have been partially redecorated. Most units have balconies and the building has 100% parking. This quiet location across from the downtown core is second to none when it comes to easy access for anyone working in the inner city.