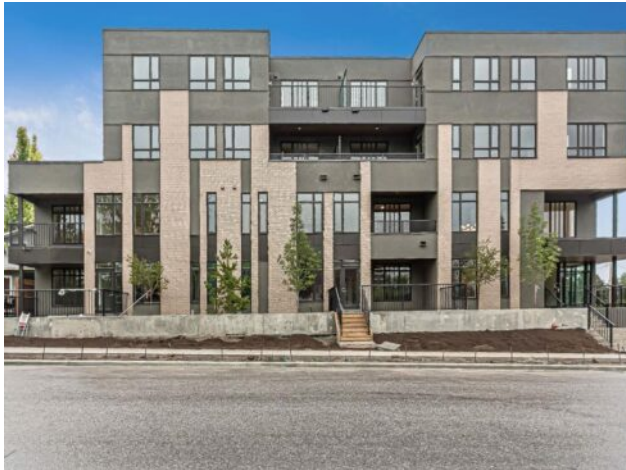




1-30, 1510 30 Avenue SW  
Calgary, Alberta

MLS # A2298407

**\$12,499,000**



<b>Division:</b>	South Calgary		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	-		
<b>Size:</b>	28,483 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Underground Sprinklers		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		
<b>Inclusions:</b>	N/A		

Welcome to the VIBE14 building located on the corner of 14ST and 30 AVE SW(Marda Loop) in front of the SOUTH CALGARY PARK. This 30 UNIT trophy building was constructed in 2019 and designed by Davignon Martin architects, this 4 story wood frame building with concrete foundation & underground parking was built to withstand an earthquake with a magnitude of 4.4. There is a mix of suites thru out with 1-bedroom, 2-bedroom and a unique 2 story 1 bedroom loft layout, each unit comes complete with a balcony, A.C, high end appliances, blinds, and laundry. Maximizing the sunlight with floor to ceiling windows in each unit. Very upgraded mechanical systems which include SOLAR PANELS on the roof which powers all the exterior lighting and all interior common hallway lighting, GREY WATER HOLDING TANK which cleans reuses and collects rainwater which is then used for the toilets and landscaping. Beautiful front entrance to the building with high ceilings finished with cedar and a hanging chandelier. THIS BUILDING IS MAKING HIGH RETURNS MONTHLY. Each unit is individually titled, each parking is individually titled. CITY ASSESSMENT IS \$14,000,000 - This building requires a minimum down payment of 20% because it is a high income producing asset and cannot be closed under the 5% MLI program which CMHC offers