



GRASSROOTS

REALTY GROUP

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2520 12 Avenue SE
Calgary, Alberta

MLS # A2299878

\$3,499,000



Division:	Albert Park/Radisson Heights		
Type:	Commercial/Multi Family		
Style:	-		
Size:	6,943 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

This well-designed 10plex in desirable Albert Park offers an excellent opportunity for both homeowners and investors. The upper level features a spacious primary bedroom complete with a private ensuite, a convenient laundry room, and a second bedroom with access to a full common bathroom perfect for comfortable family living. The main floor boasts a bright and functional layout, including a welcoming living room, a dedicated dining area, and a modern kitchen ideal for everyday living and entertaining. Adding exceptional value is the fully legal 2 bedroom basement suite, which includes its own kitchen, full bathroom, and a separate mechanical room providing privacy and independence for tenants or extended family. This property also includes a rare 5 car garage, offering ample parking and storage. Ideally located with quick access to major highways, just 10 minutes from downtown, and within walking distance to Maxwell Arena, this is a prime location that combines convenience with lifestyle. A versatile and income-generating property in a sought-after neighborhood. Please Note: The photo is AI generated.