



GRASSROOTS

REALTY GROUP

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1639 Acton Avenue SW
Calgary, Alberta

MLS # A2310217



\$2,698,896

Division:	Altadore		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,700 sq.ft.	Age:	1967 (59 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.25 Acre		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: N/A

1639 Acton Avenue SW | The Ascot | In The Heart Of Altadore | Rare Opportunity | Only The Second Time Ever Offered For Sale | Building with M-C1 Zoning | Great Investment | Holding Opportunity with Redevelopment Option | Suite Mix (2) 2-Bedroom Units & (8) One Bedroom Units | Fully Rented | Well Maintained Property | No Interior Photos | Easy Access To Downtown | Walk To Sandy Beach Park, River Park, Riverdale Park, Glenmore Dam Off-Leash Dog Park | Minutes To Rockyview Hospital, Mt Royal University, Chinook Centre & Westhills Towne Centre | A Short Stroll To The Marda Loop Shops & Eateries | A Superb Investment