



**GRASSROOTS**  
REALTY GROUP

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**1405 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2312262**



**\$3,890,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	11,155 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<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>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 18 Stoves, 18 Fridges

Rarely does an opportunity like this come to market. Proudly offered for sale for the first time by the original owner, this well-maintained 18-unit apartment building is ideally situated on a prominent corner lot in the highly sought-after community of Capitol Hill. Featuring MC-2 zoning, the property offers exceptional long-term redevelopment potential while generating stable income today. The four-storey walk-up consists of 18 upgraded suites, including fourteen one-bedroom, one-bathroom units (approximately 545 sq. ft.) and four two-bedroom, one-bathroom units (approximately 645 sq. ft.). Each suite is individually metered for electricity, providing operational efficiency and reduced landlord expenses. Significant capital improvements include a new torch-on roof completed in 2024, new security doors and intercom system installed in 2022, roughed-in Telus fibre-optiks, and security camera coverage throughout the building, including all floors and entry points. Additional revenue is generated through the on-site coin-operated laundry facilities. Each unit comes with an outdoor parking stall (3 are covered) and exterior plug-in. Ideally located just minutes from SAIT, the Jubilee Auditorium, Alberta University of the Arts, North Hill Centre, LRT, schools, shopping, restaurants, and countless amenities, this property benefits from strong tenant demand and excellent accessibility. Whether you're seeking a turnkey multi-family investment, a long-term hold in one of Calgary's most desirable inner-city communities, or a strategic redevelopment opportunity, this exceptional Capitol Hill asset offers the perfect combination of LOCATION, STABILTY and FUTURE UPSIDE.