



GRASSROOTS
REALTY GROUP

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211 6 Street NE
Calgary, Alberta

MLS # A2314434



\$1,800,000

Division:	Bridgeland/Riverside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,981 sq.ft.	Age:	1970 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.13 Acre		
Lot Feat:	-		
Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-

Inclusions: 8 Fridges, 8 Stoves, 1 Washer, 1 Dryer

Exceptional opportunity to acquire a well-maintained 8-unit apartment building in a desirable inner-city location. Built in 1970, this income-producing property features an attractive unit mix consisting of seven 2-bedroom units and one 1-bedroom unit.. The building has benefited from significant capital improvements, including an updated boiler system in 2018 and two hot water-on-demand systems installed in 2022, helping to enhance operational efficiency and reduce future maintenance costs. Tenants enjoy the convenience of seven rear parking stalls, in this central location. Ideally situated close to downtown, public transit, shopping, schools, parks, and major employment hubs, this turnkey multifamily asset offers investors stable cash flow, strong tenant appeal, and long-term appreciation potential. Whether you're looking to expand your portfolio or secure a quality income-producing property, this 8-plex presents an outstanding investment opportunity in one of Calgary's established rental markets.