



GRASSROOTS

REALTY GROUP

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1508 6 Street SW
Calgary, Alberta

MLS # A2319421



\$2,888,000

Division:	Beltline		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	3,459 sq.ft.	Age:	2006 (20 yrs old)
Beds:	-	Baths:	-
Garage:	Enclosed, Heated Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Furniture in units 200 and 100, 3 Refrigerators, 3 Microwave Hood Fans, 2 Gas Cooktops, 1 Electric Cooktop, 3 Dishwashers, 3 Washers, 3 Dryers, 2 Built in Ovens, Window Coverings, Garage Controls

Rare opportunity in the belt line district. All 3 owners have come together to sell the entire building. With this building you aren't just buying a home or investment property you are buying a piece of art. Designed by Davignon Martin and appearing in the 2006 edition of Canadian Architect. This building will be the crown jewel of your property collection. All 3 of the units are unique in their own ways and the solid concrete and steel construction means they are built to last. The Penthouse (unit 300) is a 2 storey apartment with 3 bedrooms and 2 bathrooms. There is a circular staircase connecting the 2 floors and features a roof top terrace. Perfect for entertaining and hosting your own Stampede after party. Suite 200 is a fully furnished unit with 2 Beds 1 bath and a private balcony. Suite 100 is another multi level unit with the main living area consisting of 2 Beds 1 bath and a large deck off the back of the building. The bottom level is connected and was previously used as an office space with reception area and bathroom. On the ground floor there is a heated 3 stall garage and a fully enclosed carport. The location also makes this property well suited for short term rentals being right next to all the unique shops and restaurants 17th Ave has to offer and walking distance to the Stampede Grounds. Don't miss out on the opportunity to own this truly 1 of a kind property in the heart of all the action!