



GRASSROOTS
REALTY GROUP

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2712/2716 Brentwood Boulevard NW
Calgary, Alberta

MLS # A2323205



\$2,695,000

Division:	Brentwood		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,600 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.37 Acre		
Lot Feat:	Back Lane, Near Public Transit, Near Shopping Center		

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

Inclusions: 12 stoves, 12 fridges

12 units for sale in an exceptional location, walking distance to the University of Calgary! This property includes two 6-unit buildings, 4 x 2-bedroom, 6 x 1-bedroom, 2 x bachelors. Well-maintained building with recent capital expenditures including brand new exterior paint, fresh landscaping, new downspouts, renovated common areas with laminate flooring, new carpet and paint. Most windows have been updated and boilers/hot water tanks are in great shape. A couple units have been renovated with laminate flooring, bathrooms and paint. Tenants pay their electricity. 12 parking stalls. This location in Brentwood is unbeatable with grocery store and shopping centre across the street, and less than 10 minutes to downtown.