



GRASSROOTS
REALTY GROUP

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1803 9 Street SW
Calgary, Alberta

MLS # A2327551



\$2,400,000

Division:	Lower Mount Royal		
Type:	Commercial/Multi Family		
Style:	-		
Size:	6,962 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Level, Street Lighting		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Flat Torch Membrane	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Brick, Other	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collected
Features:	-		

Inclusions: N/A

Suite mix 10 - 1 BR and 1 Studio. This 11 suite apartment building is located in Lower Mount Royal - a prime rental area in Calgary. 1 BR suites are approximately 550 sf. A short walk to the amenities and shops on 17 Ave SW and a 10 minute walk to 4th St SW shops. The roof was recently resurface in 2023. A good solid well maintained building with tremendous upside with redecoration as units turn over.