



GRASSROOTS
REALTY GROUP

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1812 26 Avenue SW
Calgary, Alberta

MLS # A2328941



\$3,200,000

Division:	Bankview		
Type:	Commercial/Multi Family		
Style:	-		
Size:	11,934 sq.ft.	Age:	1956 (70 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.27 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: See Remarks

Click brochure link for more details. A rare opportunity to acquire a 22-unit multifamily investment property in one of Calgary's most established inner-city communities. Built in 1956, Jennifer Apartments is a three-storey walk-up plus basement level, situated on an 11,934 SF site just minutes from 17th Avenue SW, Marda Loop, and downtown Calgary. The building offers a suite mix of 20 bachelor suites, one one-bedroom suite, and one non-conforming two-bedroom suite located on the lower level. Twelve surface parking stalls and on-site coin-operated laundry provide ancillary income, with further upside available through activation of currently unutilized revenue streams. The boiler has recently been inspected and is in good working condition. Tenants are responsible for electricity, while the landlord covers heat, gas, and water. This is a straightforward, operationally-driven value-add opportunity: in-place rents sit meaningfully below market, with a clear path to NOI growth through rental upside alone, before accounting for ancillary income and further repositioning potential. Bankview's tight-knit, walkable, transit-connected setting continues to draw strong and consistent demand from an urban tenant base, supporting long-term rental stability. Ideally suited for investors seeking a well-located, income-producing asset with minimal near-term capital requirements and multiple avenues for value creation.