



GRASSROOTS
REALTY GROUP

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1-10, 1133 17 Avenue
Calgary, Alberta

MLS # A2333396



\$3,590,000

Division:	Capitol Hill		
Type:	Multi-Family/Apartment		
Style:	Apartment-Multi Level Unit		
Size:	11,948 sq.ft.	Age:	1971 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (M-C2)
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Call Listing Agent

Prime location adjacent to 16th Ave with panoramic SAIT views. Mixed-use concrete building featuring 8 fully leased 2 BD/1 BA apartments, ready for renovations to capture higher inner-city NW rental rates. The property offers a unique opportunity, as well as the vacant basement. The move-in-ready main floor is zoned for Health Care Services, 3,452 SF providing an ideal opportunity for an owner-user to establish their practice while benefiting from existing cash flow. Medical users can utilize the 12 dedicated front parking stalls plus street parking, while residents share 11 rear paved stalls. High-ceiling basement commercial space — rare for a mixed-use property. Over \$152,000 invested in recent mechanical, boiler, parking lot, and façade improvements.