



GRASSROOTS
REALTY GROUP

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2-6;8-9, 928 3 Avenue NW
Calgary, Alberta

MLS # A2344803



\$1,500,000

Division:	Sunnyside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	0 sq.ft.	Age:	1977 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: 7x Refrigerator, 7x Electric Stove, 7x Range Hood, 7x Dishwasher, 7x Washer, 7x Dryer

RARE INNER-CITY ASSEMBLY — 7 TITLED CONDO UNITS SOLD AS ONE PACKAGE. A single owner holds seven of the ten units in this well-maintained Sunnyside building and is offering all seven together. UNIT MIX: Six one-bedroom units and one two-bedroom. All seven are currently tenant-occupied on staggered lease terms and every unit includes in-suite washer and dryer. Consistent finish package throughout — maple cabinetry, granite countertops, laminate and tile flooring. INCOME: \$10,500 per month gross, \$126,000 annually. Condo fees cover water/sewer, heat, waste and recycling, snow removal, grounds maintenance, building insurance and building maintenance; electricity is tenant-paid. RECENT CAPITAL IMPROVEMENTS: new boiler (2015), rubber membrane roof (2018), security cameras (2019), parking lot re-paved (2023), balcony vinyl decking and railings replaced (2024), exterior caulking replaced building-wide (2024), new parapet flashing (2024). LOCATION: The building backs directly onto the Sunnyside LRT station, one stop from downtown, and is a short walk to Kensington's shops and restaurants, the Bow River pathways, Riley Park, and the Peace Bridge. Close to downtown employment and SAIT. Surrounding blocks are actively densifying with new projects underway within sight of the property. All seven units are offered as a single package and will not be sold individually.