



GRASSROOTS
REALTY GROUP

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1717 10A Street SW
Calgary, Alberta

MLS # A2347829



\$2,200,000

Division:	Lower Mount Royal		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,000 sq.ft.	Age:	1963 (63 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: laundry machines, equipment, appliances, window coverings, and maintenance equipment

Rare inner-city income property in the heart of Lower Mount Royal. This 10-unit, 3-storey walk-up sits on a 6,500 SF M-C2 zoned lot in one of Calgary's most established and desirable SW neighbourhoods, steps from 17th Avenue, restaurants, transit, and amenities. Built in 1963 and solidly constructed, the building offers a suite mix of 4 one-bedroom and 6 two-bedroom units, with current rents running meaningfully below the immediate neighbourhood market, representing a clear value-add opportunity. The right buyer is one who can acquire without conventional financing constraints, optimize the rent roll over the near term, and hold a well-located inner-city asset in a submarket with genuine long-term demand fundamentals. Financials and rent roll available upon request.