

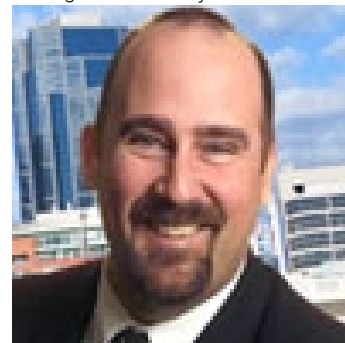


## 1805 16 Street Calgary Alberta

\$4,280,000

Fantastic Investment Opportunity! This solidly built 20-unit complex, ideally located on the corner of 17th Ave SW and 16 St SW, offers a fantastic mix of newly developed suites. The Concrete building features 1 one-bedroom units (774.88sqf), 12 two-bedroom units (801.56sqf/774.88sqf), 5 three-bedroom units (959.32), and 2 bachelor suites—catering to various tenant needs. Common areas include shared coin-operated laundry, ensuring convenience for all residents. Major Repairs & Updates: New Boiler 2024 Aug \$53,000, Newer Roof - 2017 ~\$67,000, Newer Windows & Doors (90+) - 2012 ~\$75,000, new painting, and 18 unit new flooring. The property also offers rear lane access to 4 garage spaces and 4 covered carports, providing valuable parking options. This 120' x 112' lot is zoned MR0201, offering potential for future development in this highly desirable location. Residents enjoy prime accessibility with walking distance to the C-Train station and a bus stop conveniently located right outside the building. With quick access to SAIT, the University of Calgary, Mount Royal University, downtown, and Western Canada High School, the property is perfectly positioned for students and professionals alike. Take advantage of this rare offering in a sought-after area, ideal for investors looking to capitalize on Calgary's growing real estate market. Contact us today to book a viewing! (id:6769)

Listing Presented By:



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