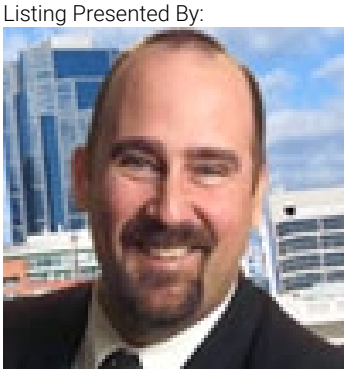


2312 1 Street Calgary Alberta

$1,575,000

Welcome to 2312 1 Street NW. This six-suite building features a perfect mix of two 1-bedroom and four 2-bedroom apartments. The property sits on a massive 63x125-foot lot with MC-1 zoning, located very close to Centre Street NE and the future Green Line LRT project. The building includes six parking stalls at the rear, with public transit, shopping, schools, and parks all within walking distance. A brand-new roof was installed in 2025, and the property is professionally managed. **POSSIBILITY OF ASSUMING A CURRENT MORTGAGE THRU RBC @4.34% FOR A QUALIFIED BUYERS**. Please do not approach the tenants. For more inquiries, call your favorite REALTOR! (id:6769)

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca