

\$1,499,000 - 1534 28 Avenue Sw, Calgary

MLS® #A1151545

\$1,499,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

South Calgary, Calgary, Alberta

Beautiful big renovated suites. Tenants pay their own electricity. Each suite has 2 BR, with front and rear access to the stairwell, stainless steel appliances (fridge, stove hood fans), HVAC and front load washer and dryer. The building is heated with a wall mounted high efficiency boiler. There is a cozy patio at the side of the building and a common storage area for the tenants at the rear of the building. Easy access via 14th St. SW to the downtown core, and 17 Ave SW shops and entertainment. This must be seen to appreciate all of the money that has gone into upgrading this property. This will be a dream to operate for a hands on owner. Please see the attached Proforma in the supplements.

Built in 1954

Essential Information

MLS® #	A1151545
Price	\$1,499,000
Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address 1534 28 Avenue Sw



Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P9

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	6

Interior

Heating	Baseboard, High Efficiency, Natural Gas
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Exterior

Lot Description	Back Lane, City Lot, Landscaped, Many Trees
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2021
Days on Market	104
Zoning	M-C1

Listing Details

Listing Office	Courtesy Of MICHAEL FLEMING REALTY CORP.
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