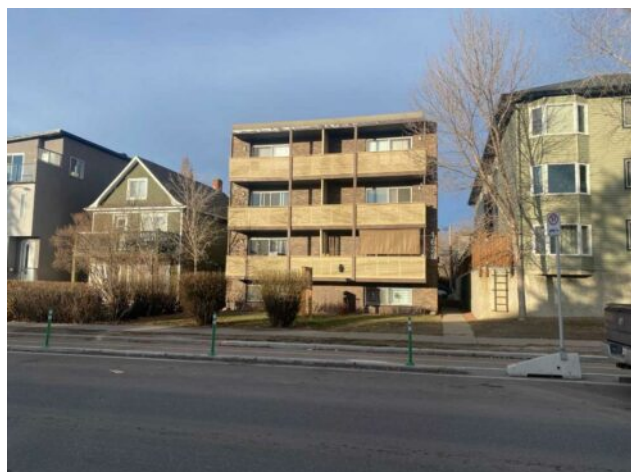


**1626 12 Avenue SW  
Calgary, Alberta**

**MLS # A2229790**



**\$2,600,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,247 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 11 stoves , 11 fridges , Coined Operated 1 Washer , 1 Dryer

Well maintained 11 suite apartment building with good tenants. The apartment is centrally located in the Sunalta community. Close to amenities and just one and half blocks away from the Sunalta LRT. The building has eight - one bedroom suites and three - two bedroom roomy suites. All units have been well maintained and some with updated kitchens etc. Most suites also have larger storage closet feature .