

**1-6, 2312 22 Street NW**  
**Calgary, Alberta**

**MLS # A2219394**



**\$1,850,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	4,550 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<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-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 6 stoves, 6 fridges, 4 dishwasher, washer, dryer, window coverings

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail, huge 75' x 120' lot landscaped with lawns and mature trees with great potential for future development, six large suites with many upgrades and original hardwood floors... 4 x 2 bdrm units at 825 sf and 2 x 1 bdrm units at 625 sf plus a laundry room and a storage locker room, six parking stalls on a concrete pad with plug ins, potential for construction of multiple garages with lofts, major recent building upgrades including a new roof, windows and boiler, four units have dishwashers