

# \$3,200,000 - 2310 17a Street Sw, Calgary

MLS® #A2108548

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Bankview, Calgary, Alberta

VESPER - 12 suites in Bankview with extensive, quality cosmetic upgrades. All suites have balconies and are equipped with fridge, stove and ensuite laundry. 11 suites have microwaves, 9 suites have dishwashers. 1 unit was upgraded in 2015, the remaining 11 suites upgraded in 2022/2023. Other improvements - New shingle roof, boiler, spray foam insulation and drywall installed in cantilevered parking. (See supplements for upgrades). VESPER was appraised at \$3,200,000 in June 2023. Suite sizes Bach - 502 sf 1 BR - 597 sf 1 BR & den - 688 sf 2 BR - 809 sf

Built in 1981

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2108548     |
| Price      | \$3,200,000  |
| Sold Price | \$3,180,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.17         |
| Year Built | 1981         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Sold         |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 2310 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4S1            |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 12 |
|----------------|----|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Baseboard, Natural Gas |
| Cooling | None                   |

### Exterior

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | City Lot, Street Lighting, Near Public Transit |
| Roof            | Asphalt Shingle                                |
| Construction    | Cedar, Concrete, Wood Frame                    |
| Foundation      | Poured Concrete                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Date Sold      | May 24th, 2024      |
| Days on Market | 94                  |
| Zoning         | M-CG d111           |
| HOA Fees       | 0.00                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Michael Fleming Realty Corp. |
|----------------|------------------------------|

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