

\$1,399,000 - 2312 1 Street Nw, Calgary

MLS® #A2109095

\$1,399,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

Tuxedo Park, Calgary, Alberta

This is a 6 suite building with a great suite mix. 2 - 1 BR, 4 - 2BR with full parking in the rear. The building has a hands on owner who has looked after the property. There is a south facing patio on the second level. The building is located just 1 block off Center Street north with all its amenities and access to public transportation. The Seller has chosen to keep a vacant 2BR suite vacant for most of August for viewing. SEE proforma and RPR in the supplements.



Built in 1978

Essential Information

MLS® #	A2109095
Price	\$1,399,000
Sold Price	\$1,325,000
Bathrooms	0.00
Acres	0.18
Year Built	1978
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	2312 1 Street Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M 2T8

Amenities

Parking Spaces 6

Interior

Heating Baseboard, Boiler, Natural Gas

Cooling None

Exterior

Lot Description Back Lane, City Lot, Level

Roof Asphalt Shingle

Construction Cedar, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2024

Date Sold November 24th, 2024

Days on Market 278

Zoning M-C1

HOA Fees 0.00

Listing Details

Listing Office Michael Fleming Realty Corp.

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