

\$1,900,000 - 1705 26 Avenue Sw, Calgary

MLS® #A2115423

\$1,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.25 Acres

South Calgary, Calgary, Alberta

Welcome to South Calgary, a vibrant community ripe with development and investment opportunities. Nestled in one of the city's most sought-after areas, this neighborhood presents an exciting prospect for developers and investors alike. Introducing a prime investment opportunity: a fully tenanted 6-plex spanning on a corner lot, on an impressive 10,914 sq.ft. lot, boasting a sloping grade and zoned for Land Use M-C2. Comprising of four 2 bedroom/1 bath suites and two 1 bedroom/1 bath suites, this 6-plex offers a diverse range of rental options to cater to various tenant needs. Notably, five of the six suites have been tastefully renovated to meet modern standards of comfort and style. Each renovated unit features new kitchens w/ stainless steel appliances, quartz countertops, soft close cabinets/drawers, and vinyl plank flooring. The bathrooms have been upgraded with luxurious soaker tubs, new vanities and fixtures, vinyl plank flooring, enhancing the overall appeal and functionality of living spaces. Convenience is key, with all six units equipped with in-suite laundry, complete with apartment-sized stackable washer/dryer units, ensuring comfort and convenience for the tenants. Unit sizes: 2- beds range from 752-806 sq.ft./unit. 1 bed-704 sq.ft. and the last unrenovated unit is 1 bed-562 sq.ft. In addition to the impressive suite renovations, this property boasts several notable upgrades and improvements. In 2015 the roof, retaining wall, deck, staircase, posts concrete pad were



replaced. Commercial-grade hot water tank in 2017 and new fence in 2022. These additional upgrades, combined with the suite renovations, demonstrate a commitment to maintaining and improving the property’s value over time. Parking is ample, with ten parking stalls available on site, enhancing the appeal of the property and adding to its overall value. Furthermore, this property offers a tenant-friendly setup, with each unit being separately metered for power. Don’t miss out on the opportunity to be part of South Calgary’s exciting growth story. With its favorable market conditions, strategic location, and vibrant atmosphere, this community is poised to deliver substantial returns on investment for savvy developers and investors.

Built in 1958

Essential Information

MLS® #	A2115423
Price	\$1,900,000
Sold Price	\$1,782,500
Bathrooms	0.00
Acres	0.25
Year Built	1958
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1705 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C9

Amenities

Parking Spaces 10

Interior

Heating Baseboard, Boiler, Natural Gas

Exterior

Roof Membrane, Metal, Other

Construction Brick

Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2024

Date Sold April 6th, 2024

Days on Market 19

Zoning M-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.