

# \$1,399,900 - 1-7, 2123 5 Street Sw, Calgary

MLS® #A2122356

**\$1,399,900**

0 Bedroom, 0.00 Bathroom, 2,991 sqft

Multi-Family on 0.01 Acres

Cliff Bungalow, Calgary, Alberta

This property is 7 individual units. 5x 1 bedroom, 1 bath. 1 Studio and 1x 2 bedroom. The monthly rent of the units currently range from \$1,100 - \$1,400 but are below market value. Refer to the rent roll for the suggested rental increases. The owner also owns the building to the north for development opportunities. The combined frontage would reach 70' and 140' depth with a west facing backyard. Welcome to a timeless investment opportunity in the heart of Cliff Bungalow! This charming multi-family apartment building, built in 1911, exudes character and history while offering a sought after living experience of the incredible location. Comprising seven distinct units, this property is a testament to architectural longevity. This kind of property doesn't come up often so don't miss out.

Built in 1912

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2122356     |
| Price          | \$1,399,900  |
| Sold Price     | \$1,230,000  |
| Bathrooms      | 0.00         |
| Square Footage | 2,991        |
| Acres          | 0.01         |
| Year Built     | 1912         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1-7, 2123 5 Street Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S2B5                |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 5                                          |
| Parking        | Alley Access, Assigned, Parking Lot, Stall |

## Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Dryer, Washer                                    |
| Heating      | Baseboard, Boiler, Hot Water, Natural Gas, Zoned |
| # of Stories | 3                                                |

## Exterior

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Near Shopping Center, Near Public Transit, Rectangular Lot |
| Roof            | Asphalt Shingle                                            |
| Construction    | Wood Frame, Wood Siding                                    |
| Foundation      | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2024 |
| Date Sold      | July 1st, 2024   |
| Days on Market | 81               |
| Zoning         | M-CG d72         |
| HOA Fees       | 0.00             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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