

\$3,650,000 - 1916 8 Street Sw, Calgary

MLS® #A2123475

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

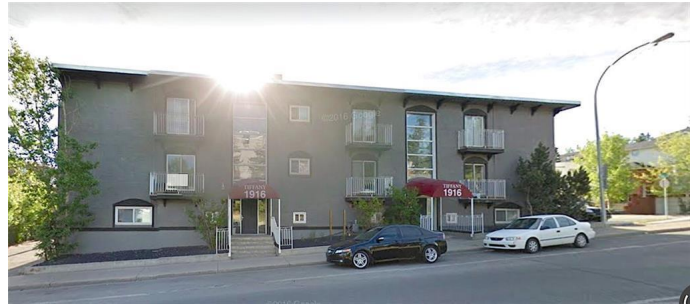
Lower Mount Royal, Calgary, Alberta

The Tiffany is the sale of all 16 units in Condominium Plan 0913575. There are 16 furnished suites - 2 Studio and 14 1 BR with new furniture and appliances. This is an excellent location in Lower Mount Royal within walking distance to all the amenities that 17th Ave SW, 4th St SW and the downtown core have to offer. The Tiffany is a well maintained property with recent mechanical upgrades, new water heater (2021), roof repairs (2023), new commercial exterior doors and locks and additional insulation added to the roof in the cantilevered parking. To top it off there is an assumable mortgage with very favorable terms. See the mortgage details in the supplements

Built in 1962

Essential Information

MLS® #	A2123475
Price	\$3,650,000
Sold Price	\$3,460,000
Bathrooms	0.00



Acres	0.15
Year Built	1962
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1916 8 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2Z3

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	16

Interior

Heating	Baseboard, Natural Gas
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Exterior

Lot Description	Near Shopping Center, Landscaped
Roof	Flat
Construction	Brick, Wood Frame

Additional Information

Date Listed	April 18th, 2024
Date Sold	July 30th, 2024
Days on Market	103
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Michael Fleming Realty Corp.
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