

\$3,650,000 - 1023 15 Avenue Sw, Calgary

MLS® #A2142185

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

16 suite apartment building in the Beltline, the fastest growing neighbourhood in the city. Vacant with 1 unit for site management. Perfect for demolishing and building a new high rise. Zoning is CC-MH which means Centre City Multi Residential High Rise. Also ideal for a major renovation as it is ready to go, no tenant issues in moving out. The lister has estimates for most structures such as flooring, exterior, windows, appliances and paint etc. Lots of parking with 13 paved stalls in the back and lots of on street parking. To maximize rental income the building needs significant repairs. The design and layout of the building and suites are conventional, and upon renovations, should be readily marketable for sale or lease. A detailed paid appraisal in both As Is and completed condition gives higher figures than the list price. Calgary is in critical rental demand with immigration and interprovincial moves as high as back in 1914 ! Alberta is the place to be with a highly educated and high income work force. Calgary has been voted one of the most livable cities in the world. And also voted the most Art focused city in Canada. Just 2 blocks away from 17 Ave SW, the Robson Street of Calgary. It is a hive of activity with a vast number of bars and restaurants, a great spot for walking and people watching. For those of a more quiet nature there is a Grace Presbyterian Church right next door.. This property is being sold As Is. The buyer is responsible for an RPR if required. Please use a Schedule A with your



offer. The building has an ideal layout with 9 one bedroom suites and 7 two bedroom suites. The 1 bedroom suites are 490 to 503 sq ft and the 2 bedroom suites are 740 sq ft. Available to show 2 suites and common areas, or submit an offer subject to viewing.

Built in 1964

Essential Information

MLS® #	A2142185
Price	\$3,650,000
Sold Price	\$3,040,000
Bathrooms	0.00
Acres	0.00
Year Built	1964
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1023 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0S5

Amenities

Parking Spaces	13
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Interior

Heating	Baseboard, Hot Water, Natural Gas
Cooling	None

Exterior

Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	June 17th, 2024
Date Sold	September 4th, 2024
Days on Market	79
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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