

# \$2,250,000 - 1030 13 Avenue Sw, Calgary

MLS® #A2166006

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

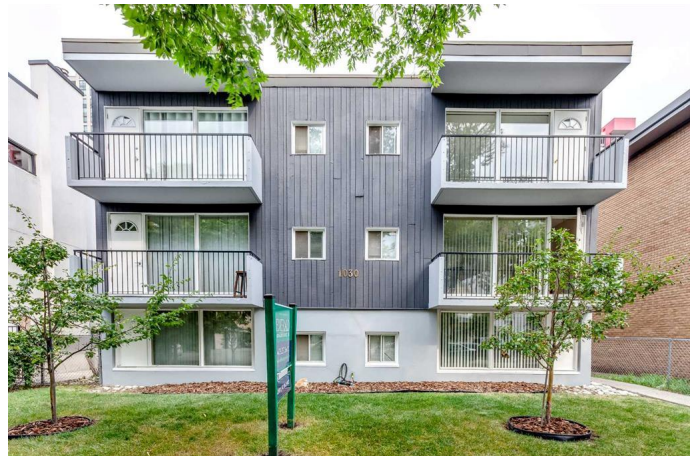
Beltline, Calgary, Alberta

Excellent opportunity to invest in this 10 units free standing building located in the prime district of Beltline. Property has been professionally managed, well maintained & upkeep throughout the years. Consisting: 4 x 2 bedrooms ( approx. 705 SF) & 6 x 1 bedroom (approx. 511 SF). There are 10 parking stalls at the back of the building & a coin-matic laundry adding monthly income. Storage Room has 10 individual lockers for each tenant. Recent improvements are : Fresh paint on the exterior & common area of the building & Repaving of the parking lots at the back. Hot Water tank was replaced Oct 2021. Fantastic location. Walking distance to the Downtown core, steps from all the amenities: Shopping, Parks, Schools, Daycare, C-Train station, Trendy 17th Avenue for entertainments & restaurants. Great Holding/ Income property - zoned CC-MH (Centre City Multi-Residential High Rise District). Excellent future potential! Perfect time to invest with interest rate coming down. Do not miss this opportunity!! Viewing is subject to accepted offer.

Built in 1963

## Essential Information

MLS® #	A2166006
Price	\$2,250,000
Sold Price	\$2,275,000



Bathrooms	0.00
Acres	0.15
Year Built	1963
Type	Commercial
Sub-Type	Multi Family
Status	Sold

### Community Information

Address	1030 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L6

### Amenities

Parking Spaces	10
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### Interior

Heating	Baseboard, Boiler, Natural Gas
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### Exterior

Lot Description	Back Lane, City Lot, Low Maintenance Landscape
Roof	Flat
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2024
Date Sold	October 18th, 2024
Days on Market	30
Zoning	CC-MH
HOA Fees	0.00

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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