

1-6, 2312 22 Street NW  
Calgary, Alberta

MLS # A2219394



**\$1,850,000**

Division:	Banff Trail		
Type:	Multi-Family/Apartment		
Style:	Apartment-Multi Level Unit		
Size:	4,550 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 6 stoves, 6 fridges, 4 dishwasher, washer, dryer, window coverings

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail, huge 75' x 120' lot landscaped with lawns and mature trees with great potential for future development, six large suites with many upgrades and original hardwood floors; 4 x 2 bdrm units at 825 sf and 2 x 1 bdrm units at 625 sf plus a laundry room and a storage locker room, six parking stalls on a concrete pad with plug ins, potential for construction of multiple garages with lofts, major recent building upgrades including a new roof, windows and boiler, four units have dishwashers