



THE
A-TEAM

**RE/MAX
FIRST**

320 9 Street #0, Calgary T2N 1T4

MLS® #: **A2101708**

Area: **Sunnyside**

Listing Date: **01/15/24**

List Price: **\$2,475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **6,000**
Low Sqft:
Ttl Sqft: **6,000**

DOM

125

Layout

Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **10**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Zoning:

Fee Simple

Legal Desc:

24480**M-CG d72**

Remarks

Pub Rmks: **A rare and great opportunity to acquire two 100% secured rental apartments located in Sunnyside. Wonderfully positioned around all major amenities, steps away from Kensington Village, the LRT Station, and SAIT, 320 9 Street NW provides interested groups the opportunity to deploy various capex strategies throughout the building that will enable a clear path to income and investment yield growth. Property to be sold with 623 9A Street NW.**

Inclusions:
Property Listed By: **N/A
CDN Global Advisors Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

