



THE
A-TEAM

**RE/MAX
FIRST**

2123 5 Street #1-7, Calgary T2S2B5

MLS® #: **A2122356** Area: **Cliff Bungalow** Listing Date: **04/11/24** List Price: **\$1,399,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **351 sqft**
Lot Shape: **27' x 140**

Finished Floor Area

Abv Sqft: **2,990**
Low Sqft:
Ttl Sqft: **2,990**

DOM

38
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **5**
Garage Sz:

Access:
Lot Feat:
Park Feat:

**Near Shopping Center,Near Public Transit,Rectangular Lot
Alley Access,Assigned,Parking Lot,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Hot Water,Natural Gas,Zoned**
Sewer:
Ext Feat:

Construction: **Wood Frame,Wood Siding**
Flooring:
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dryer,Washer**
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:		Zoning:	
Fee Simple		M-CG d72	
Legal Desc:	2112AC		

Remarks

Pub Rmks: **This property is 7 individual units. 5x 1 bedroom, 1 bath. 1 Studio and 1x 2 bedroom. The monthly rent of the units currently range from \$1,100 - \$1,400 but are below market value. Refer to the rent roll for the suggested rental increases. The owner also owns the building to the north for development opportunities. The combined frontage would reach 70' and 140' depth with a west facing backyard. Welcome to a timeless investment opportunity in the heart of Cliff Bungalow! This charming multi-family apartment building, built in 1911, exudes character and history while offering a sought after living experience of the incredible location. Comprising seven distinct units, this property is a testament to architectural longevity. This kind of property doesn't come up often so don't miss out.**

Inclusions: **N/A**

Property Listed By: **RE/MAX First**

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







