



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1001 2 Avenue #0, Calgary T2N 0E8**

MLS® #: **A2124047**

Area: **Sunnyside**

Listing Date: **04/19/24**

List Price: **\$2,285,000**

Status: **Pending**

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: **6,006 sqft**  
Lot Shape:

Finished Floor Area

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

DOM

**30**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style: **Apartment**

Parking

Ttl Park: **10**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Boiler,Natural Gas**  
Sewer:  
Ext Feat:

Construction: **Brick,Concrete**  
Flooring:  
Water Source:  
Fnd/Bsmt:

Kitchen Appl:  
Int Feat:  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **24480**

Zoning: **M-CG d72**

Remarks

Pub Rmks: **Rare opportunity in the heart of Sunnyside. 10 unit apartment complex with long-term tenants, generating solid income with room to grow. Conveniently located steps away from the C-Train, groceries, shops, restaurants, and walking distance to the center of Kensington. Hold and add to investment portfolio while exploring potential densification or future redevelopment opportunities.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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









