



THE
A-TEAM

**RE/MAX
FIRST**

2610 15 Street #1-10, Calgary T2T 3Z7

MLS® #: **A2175806** Area: **Bankview** Listing Date: **10/28/24** List Price: **\$1,950,000**
 Status: **Active** County: **Calgary** Change: **-\$150k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1912**
Lot Information
 Lot Sz Ar: **5,016 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,305**
 Low Sqft:
 Ttl Sqft: **4,305**

DOM

36
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:

Construction:
Wood Frame
 Flooring:
 Water Source:
 Fnd/Bsmt:

Kitchen Appl:
 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:
Fee Simple
Legal Desc:

Zoning:
R-CG

3910R

Remarks

Pub Rmks: **Investment opportunity to own 9 units plus 1 illegal unit in Bankview (10 units total). The illegal unit is a newly renovated bachelor unit with new appliances. Recent updates in all units include new floors, paint, and baseboards. Upgraded plumbing (80% PEX/ABS), modernized wiring, and new laundry room. Tenants pay heating and electricity, landlord only pays water, so utilities are low. The property does not come with parking stalls but there is plenty of free street parking. Zoning is R-C2 and lot size is 5,020 sq ft. Conveniently located in inner-city Bankview, it has easy access to transit with bus stops all along 26 Avenue and 14 Street.**

Inclusions: **10 Fridges, 10 Stoves, 1 Dryer, 9 Furnaces, 10 Hot Water Tanks.**

Property Listed By: **MaxWell Canyon Creek**

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







