



Multi-Family Investment Opportunity

9 Unit Plus 1 illegal Unit Apartment Building
 2610 15 Street SW | Calgary, Alberta

LOCATION	2610 15 Street SW
LEGAL	3910R ; 2 ; 21,22
YEAR BUILT	1912
COMMUNITY	Bankview
SITE SIZE	5,020 SF
LIVING AREA	4,305 SF
FLOORS	2
# OF UNITS	9 + 1 illegal
PARKING	No Parking Stalls
CONSTRUCTION TYPE	Wood-frame
UNIT MIX	6 - Studio, 1 - 1BR, 2 - 2BR + 1 illegal
ZONING	R-C2 Residential – Contextual One / Two Dwelling



PROXIMITY TO DOWNTOWN CALGARY
 5 min drive, 15 min bike, 10 min transit



SURROUNDED BY AMENITIES
 Nearby parks, tennis courts, swimming pools and a library



ACCESS TO TRANSIT
 Easily accessible to transit with bus stops on 26 Avenue



WALK SCORE
 Walking distance to parks + 17th Avenue district



VERY BIKEABLE
 15 min bike to downtown



DOWNTOWN

SCOTIABANK SADDLEDOME

MNP SPORT CENTRE

WESTERN CANADA
HIGHSCHOOL

EARL GREY SCHOOL

2610 15 Street SW

SOUTH MOUNT ROYAL PARK

GIUFFRE FAMILY LIBRARY

SOUTH CALGARY PARK

MARDA LOOP COMMUNITY
ASSOCIATION

SOUTH CALGARY
OUTDOOR POOL

Bow River
Memorial Drive NW

CO-OP

ACW

SUBWAY

McDonald's

17 Ave SW

STARBUCKS

7-ELEVEN

Esso

14 Street SW

26 Ave SW

32 Avenue SW

PROPERTY DETAILS

Municipal Address:

2610 15 Street SW

Units: 9 units + 1 illegal

Suite mix:	Unit Type	# Of Units	Unit Size
	Bachelor	6 + 1 illegal	450 SF
	1 Bed	1	650 SF
	2 Bed	2	900 SF

Parking: No Parking Stalls

Asking Price: ~~\$ 2,100,000~~ \$1,950,000

PROPERTY HIGHLIGHTS

- 9 units plus 1 illegal
- All units have new floors, paints and baseboards
- Tenants pay electrical and heat so utilities are low
- 1 illegal bachelor unit is fully renovated with new appliances
- Updated 80% of plumbing to PEX and ABS
- Updated majority of wiring
- New laundry room

FOR SALE | 9 UNIT PLUS 1 ILLEGAL UNIT APARTMENT BUILDING

