

# \$1,750,000 - 1-6, 2208 20 Avenue Nw, Calgary

MLS® #A2226753

**\$1,750,000**

0 Bedroom, 0.00 Bathroom, 4,010 sqft

Multi-Family on 0.18 Acres

Banff Trail, Calgary, Alberta

Exceptional older character 6 Plex Located in a Prime Location in Banff Trail. City View across from a City Park and recreation area and only blocks away from LRT stations. These units rarely come to market and this one has many recent upgrades including Windows, Roofing, Kitchens, Bathrooms, hot water tanks and unit Electrical panels. NOTE\*\*\* Individual gas meters and furnaces, hot water tanks to each unit. Laundry and Utility room located in lower level. 4 car garage and exterior stall. Security doors. BBQ area and picnic table for the tenants. 5-2 Bedroom and 1 -1 bedroom units. Possible Vendor Take Back by Seller!! Why not create your own living space in the upper two apartments and take advantage of the great View and Location!! Better yet this maybe an excellent condo conversion to consider. Please DO NOT DISTURB TENANTS - thank you. Expenses (Taxes-Insurance -Garbage -Recycles -Cleaning Services -Summer and Winter Landscaping- Furnace maintenance and common area costs including Water And Sewer for the entire building running Approximately \$28,765 and Rental Income Approximately \$109,620 ) 1 Bedroom Suite runs on average 1350 -2 Bedroom Suites average/ \$1,557). Factor in on any multi family 2% for Vacancy 4% for maintenance gives you a snap shot of 2208 current Income and expenses.

Built in 1958



## Essential Information

MLS® #	A2226753
Price	\$1,750,000
Bathrooms	0.00
Square Footage	4,010
Acres	0.18
Year Built	1958
Type	Multi-Family
Sub-Type	Apartment
Status	Active

## Community Information

Address	1-6, 2208 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1J2

## Amenities

Parking Spaces	6
Parking	Off Street, Quad or More Detached

## Interior

# of Stories	3
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## Exterior

Roof	Flat
Construction	Brick

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	78
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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