

\$2,300,000 - 2024 35 Avenue Sw, Calgary

MLS® #A2192306

\$2,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres

Altadore, Calgary, Alberta

Incredible Investment Property in the Heart of Altadore - 8 Units, Prime Location, Exceptional Quality! This remarkable property boasts eight meticulously designed units and offers a prime location with unrivaled access to amenities, top-notch concrete construction, and a host of desirable features. The three, 2 bedroom units with spacious layouts, include a kitchen nook, generous living areas and an office/flex space. Two generously sized bedrooms and a good sized 4pc bathroom complete the 2 bedroom units. Five well-designed 1-bedroom units offer comfortable living spaces with a great sized living room and eating nook. The kitchens are well-appointed with ample storage space. Some key highlights include: Above-Grade Units: All eight units are above grade, ensuring plenty of natural light and ventilation throughout the building. Balconies & Decks: Three 2-bedroom units facing the front boast half balconies for residents to enjoy, while the five 1-bedroom units feature full-length decks. Lower-level units have fully fenced decks, allowing for private outdoor relaxation. The property provides one large parking stall for every unit. Nearly all windows have been recently replaced. Shared laundry facilities and a dedicated bike and storage room offer added value for tenants. Recent upgrades include a new roof in 2017, brand new intercom system that connects directly to tenants' phones along with brand new steel eaves and troughs. With eight thoughtfully designed units, exceptional build quality, and a prime location, don't miss



the chance to make this incredible property
your next investment.

Built in 1970

Essential Information

MLS® #	A2192306
Price	\$2,300,000
Bathrooms	0.00
Acres	0.16
Year Built	1970
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	2024 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E1

Amenities

Parking Spaces	8
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Interior

Heating	Boiler, Hot Water
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Exterior

Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 4th, 2025
Days on Market	59
Zoning	M-C1

Listing Details

Listing Office

RE/MAX First

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