

**111 27 Avenue NW**  
**Calgary, Alberta**

**MLS # A2279499**



**\$1,575,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	7,121 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	-		

**Inclusions:** 6 fridges, 6 stoves, 1, washer, 1 dryer, all window coverings owned by the Seller

This is an excellent well maintained solid six plex in a great inner city location. Suite mix is 5 -2 BR 1 -1 BR. The units are spacious with beautiful oak hardwood floors. The suites are easy to clean and easy to maintain. The stairwells are carpeted. New roof 2013, 6 new furnaces 2016. There are 3 "mechanical rooms" each with 2 upgraded furnace and 2 hot water tank. All mechanical has been regularly maintained. Each unit has a front entry and a rear entry into a stairwell giving easy access from the front of the building and easy access from the parking area for all units. The property shows well, is easy to rent, easy to manage and easy to maintain.