

# \$3,750,000 - 2, 1133 17 Avenue Nw, Calgary

MLS® #A2184464

**\$3,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Capitol Hill, Calgary, Alberta

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multry purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

Built in 1971

## Essential Information

MLS® #	A2184464
Price	\$3,750,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	2, 1133 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0P6

## Interior

Heating	Baseboard, Boiler, Combination, See Remarks
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## Exterior

Roof	Asphalt/Gravel
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## Additional Information

Date Listed	December 23rd, 2024
Days on Market	224
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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