

\$2,675,000 - 1321 18 Avenue, Didsbury

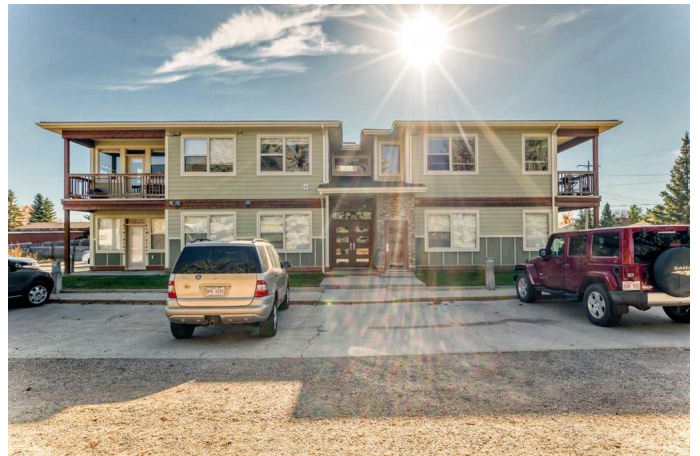
MLS® #A2266896

\$2,675,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Didsbury, Alberta

Your next investment is waiting for you in the stable high-rental demand community of Didsbury! This condo-grade building which has 12 separate titles allowing for flexibility for investors, high end finishings and generously sized units, plus common room for tenants to enjoy. Building features an elevator which allows for all demographics to conveniently access their units which are 8 - 2 bed 1 bath units and 4 1 bed plus den which can be used as office or flex room. In floor heating keeps the building heating efficient, extra sound insulation in walls helps the tenants stay comfortable, with full parking + street parking tenants and guests can always find a space. Robust mechanical design including backup power for 30 minutes in case or emergency, as well as a sprinkler system for fire suppression. This sale also INCLUDES the adjacent lot in the price and development approvals for a 17 unit building, which could be amended to suit a different floor plan subject to additional municipal approval! Contact your favorite agent to get additional detail. Seller may consider Vendor financing OAC*.



Built in 2011

Essential Information

MLS® #	A2266896
Price	\$2,675,000
Bathrooms	0.00

Acres	0.00
Year Built	2011
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	1321 18 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

Interior

Heating	Boiler, In Floor, Natural Gas
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Exterior

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 24th, 2025
Days on Market	13
Zoning	R5

Listing Details

Listing Office	Comox Realty
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