

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1624 26 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33628

MLS ID:
A2279197

\$2,200,000



 **KELLYN MCMANUS**

 RE/MAX Key
 587-316-2000

 1624 26 Avenue SW, Calgary , Alberta T2T 1C6

Transaction Type	Title	Days On Market
For Sale	Fee Simple	1
Zoning	Subdivision	Building Type
M-C2	Bankview	Condo Complex,Free-Standing,Low Rise (2-4 stories)
Year Built	Structure Type	Property Type
1958	Low Rise (2-4 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Multi Family	3909R	4250.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
394.83	7696	0.18
Inclusions	Restrictions	Reports
6 Stoves, 6 Refrigerators, 4 dishwashers, Window coverings	None Known	Aerial Photos,Floor Plans,RPR,Title

?? Multi-Family Investment Opportunity in Prime Bankview | 6 Units | Redevelopment Zoned Welcome to a rare turnkey cash-flow ready investment in the heart of Bankview — perfectly situated between Downtown Calgary and vibrant Marda Loop. This recently updated six-unit multi-family building offers incredible flexibility and upside: ? 5 spacious two-bedroom suites ? 1 well-appointed one-bedroom suite ? Airbnb/Short-term rental approved for maximum cash flow potential ? Shared onsite laundry ? Ample dedicated parking for residents and guests Sitting on a coveted parcel of land, the property is currently zoned M-C2 for redevelopment up to 5 storeys or 29 units, presenting a unique opportunity to cash flow now and build later as the neighbourhood continues to grow. With its unbeatable location, walkability, transit access and lifestyle amenities at your doorstep, this property appeals to both long-term tenants and short-stay visitors alike. Whether you're an investor looking to expand your portfolio, a developer seeking your next project, or a buyer searching for dual-use income options — this Bankview gem checks every box. ?? The Location: Bankview – a high-demand inner-city community just minutes from the Core, 17th Ave, and Marda Loop's restaurants, cafés, and boutique retail. Don't miss this exceptional investment with present income and future potential — opportunities like this rarely hit the market!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.