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2520 12 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34770


MLS ID:
A2299878

\$3,499,000



 **RAMAN GAHRA**
 (403) 400-4960

 Royal LePage METRO
 403-400-0000

 2520 12 Avenue SE, Calgary , Alberta T2A 0X1

Transaction Type For Sale	Zoning R-CG	Subdivision Albert Park/Radisson Heights
Year Built 2026	Structure Type Five Plus	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 4946T	Building Area (Sq. Ft.) 6943.00
Building Area (Sq. M.) 645.02	Lot Size (Sq. Ft.) 7545	Lot Size (Acres) 0.17
Inclusions N/A	Restrictions None Known	Reports Building Plans

This well-designed 10plex in desirable Albert Park offers an excellent opportunity for both homeowners and investors. The upper level features a spacious primary bedroom complete with a private ensuite, a convenient laundry room, and a second bedroom with access to a full common bathroom perfect for comfortable family living. The main floor boasts a bright and functional layout, including a welcoming living room, a dedicated dining area, and a modern kitchen ideal for everyday living and entertaining. Adding exceptional value is the fully legal 2 bedroom basement suite, which includes its own kitchen, full bathroom, and a separate mechanical room providing privacy and independence for tenants or extended family. This property also includes a rare 5 car garage, offering ample parking and storage. Ideally located with quick access to major highways, just 10 minutes from downtown, and within walking distance to Maxwell Arena, this is a prime location that combines convenience with lifestyle. A versatile and income-generating property in a sought-after neighborhood.

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