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120 29 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
35252

MLS ID:
A2310526

\$2,200,000



 **MIKI SOMOS**
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 120 29 Avenue NW, Calgary , Alberta T2M2L8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning M-C1	Subdivision Tuxedo Park	Building Type Low Rise (2-4 stories),Walk-up
Year Built 1972	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 3980AM	Building Area (Sq. Ft.) 4829.69
Building Area (Sq. M.) 448.69	Lot Size (Sq. Ft.) 7491	Lot Size (Acres) 0.17
Construction Type Concrete	Roof Flat Torch Membrane	Heating Boiler,Natural Gas
Access to Property Direct Access	Inclusions 8 Fridges 8 Stoves 1 Washer & 1 Dryer	Restrictions None Known
Reports Building Plans,Floor Plans,Leases,RPR,Title		

This 8-unit concrete apartment building in Tuxedo Park, comprising seven one-bedroom units and one studio, offers a rare turnkey investment with significant value-add potential. The property has undergone over \$240,000 in recent capital improvements—including a new high-efficiency hydronic boiler, a full SBS membrane roof replacement, electrical upgrades, and building-envelope and security enhancements—ensuring that all major mechanical and structural work is complete. Currently operated as non-market housing, the asset sits significantly below inner-city market rates, providing immediate rental upside through unit-level cosmetic renovations. Situated just one block north of the future 28th Avenue Green Line LRT station and steps from the Centre Street MAX Green BRT corridor, the property features six energized parking stalls, shared laundry, and a current fire inspection on file, making it a premier transit-oriented acquisition.

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