

1019 7 Avenue SW
Calgary, Alberta

MLS # A2139301



\$3,290,000

Division: Downtown West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 32,000 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.29 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Price Reduced for Quick Sale & Exceptional Investment Opportunity! Discover a prime investment opportunity in downtown Calgary! Located on 7th Ave near the C-Train station, this property boasts 32,000 square feet of prime real estate on 0.29 acres of land. Nestled in the vibrant west end, it offers immediate access to the downtown core and is surrounded by an abundance of amenities, including restaurants and shopping. The scenic Bow River Pathway is within walking distance, providing a beautiful retreat. The building features convenient ground-level parking at the rear and recent upgrades, such as a new fire sprinkler system, ensuring modern safety standards. It is lease-ready and suitable for various uses, including student housing, schools, or offices, under the DC2008D99 land use designation, which also permits residential use. Notably, the building currently holds an approved Building Permit for hostel redevelopment. Don't miss out on this exceptional investment opportunity!