

# \$1,750,000 - 1, 2312 22 Street Nw, Calgary

MLS® #A2219394

**\$1,750,000**

0 Bedroom, 0.00 Bathroom, 4,550 sqft

Multi-Family on 0.00 Acres

Banff Trail, Calgary, Alberta

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail, huge 80' x 120' lot landscaped with lawns and mature trees with great potential for future development, six large suites with many upgrades and original hardwood floors, 4 x 2 bdrm units at 825 sf and 2 x 1 bdrm units at 625 sf plus a laundry room and a storage locker room, six parking stalls on a concrete pad with plug ins, potential for construction of multiple garages with lofts, major recent building upgrades including a new roof, windows and boiler, four units have dishwashers

Built in 1958

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2219394     |
| Price          | \$1,750,000  |
| Bathrooms      | 0.00         |
| Square Footage | 4,550        |
| Acres          | 0.00         |
| Year Built     | 1958         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 1, 2312 22 Street Nw |
|---------|----------------------|



|             |             |
|-------------|-------------|
| Subdivision | Banff Trail |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T2M 3W4     |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

### Interior

|            |                                                                          |
|------------|--------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
|------------|--------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

|                |    |
|----------------|----|
| Days on Market | 93 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | M-C1 |
|--------|------|

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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