

# \$1,765,000 - 2812 33 Street Sw, Calgary

MLS® #A2259396

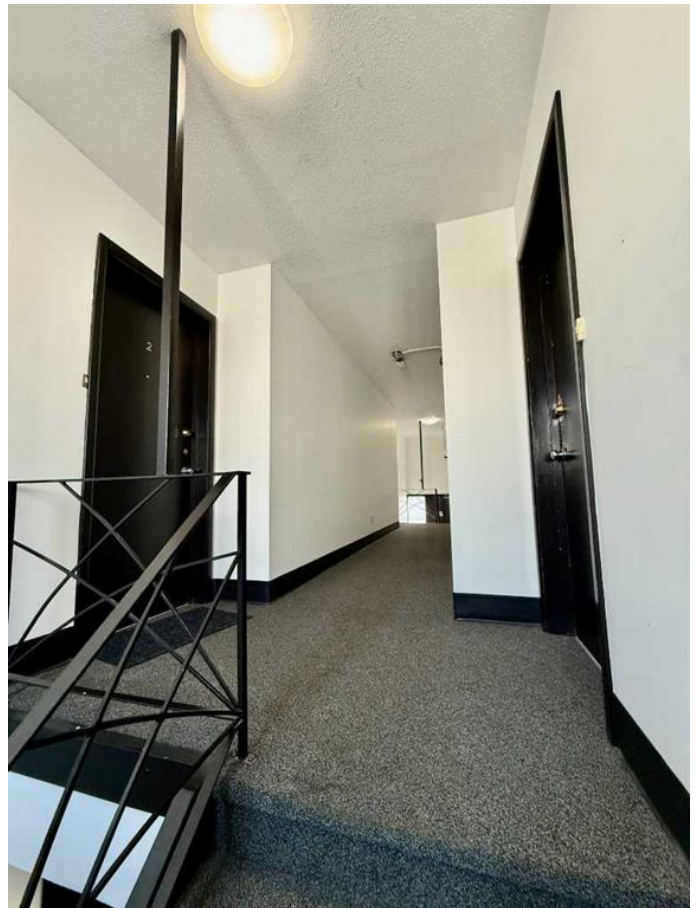
**\$1,765,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Killarney/Glengarry, Calgary, Alberta

An excellent opportunity to own a phenomenal 8 plex investment. Located in the Heart of Killarney, in a fantastic location. Steps to restaurants, cafe's, parks and schools, as well as transit. This well managed, and maintained building has had very stable tenancy for the past many years. Featuring 4 large 2 bedrooms suites, (east facing) and 4 large one bedrooms. (west facing) All units except two lower ones have huge storage and or den areas. 2 bedroom units boast approx 850 square feet of space, and approx 600-700 square feet of space respectively for the one bedroom units. All units have large picture windows, flooding the suites with natural light. Updates include bathrooms, all laminate flooring, and all updated appliances. Picture show unit 6 with all other to identical in updates and finishings. The owner has kept the mid century kitchens, which can easily be refinished, and is very popular with tenants. Updates include all updated windows, roof, boiler, hot water tank, common area carpets. Mid century brick facade which always looks great. On site coin op laundry managed by coinamatic. Full parking with alley access. Good Tenant profiles. An excellent turn-key investment in a prime location, on a large lot with possible re-zoning for higher density for future re development. Please do not approach tenants. Proforma with environmental available.

Built in 1962



## Essential Information

MLS® #	A2259396
Price	\$1,765,000
Bathrooms	0.00
Acres	0.16
Year Built	1962
Type	Commercial
Sub-Type	Multi Family
Status	Active

## Community Information

Address	2812 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2T6

## Interior

Heating	Baseboard, Hot Water, Natural Gas
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## Exterior

Roof	Flat
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2025
Days on Market	3
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Realty Professionals
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