

# \$1,650,000 - 2312 22 Street Nw, Calgary

MLS® #A2246876

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Banff Trail, Calgary, Alberta

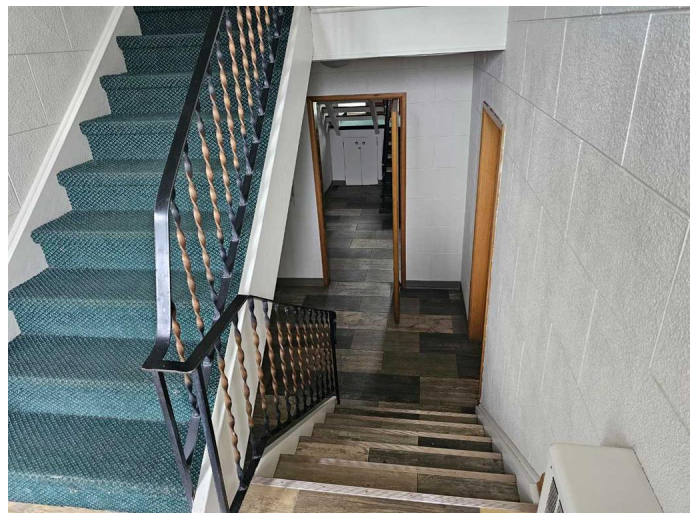
Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail close to the University of Calgary, SAIT, Foothills Hospital and Childrens Hospital, huge 80' x 120' lot landscaped with lawns and mature trees with great potential 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® #     | A2246876     |
| Price      | \$1,650,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1958         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 2312 22 Street NW |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3W4           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 53               |
| Zoning         | M-C1             |

### **Listing Details**

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

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