# \$7,750,000 - 1809 5 Street Sw, Calgary

MLS® #A2241961

\$7,750,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.26 Acres

Cliff Bungalow, Calgary, Alberta

Real Estate is all about location and this building is located in one of the very best rental locations in Calgary. The building is a short walk to all of the amenities in Mission and 17 Ave SW.. Tenants can easily walk to work or their favorite shops and restaurants. The original owner of this concrete and brick building has done an outstanding job of maintaining and upgrading this property over the years. The building is well organized and well operated. There have been numerous upgrades in the property in the past few years, including a new elevator, a new make up air system, plumbing and heating upgrades as well as refreshing units when units were being turned over. The property is currently operated as a building for low income seniors and the owner have decided to move in a different direction and sell the property. The above ground floors have a sitting area for tenants to enjoy at their leisure if they wish to visit amongst themselves. The existing vacant units and any upcoming vacant units will be available to the new owners to rent as they choose. The Villa has a large amount of community activity space in the lower level, for gatherings, plus a games room, a boardroom, and office. There are 6 parking stalls at the rear of the building and 10 more parking stalls (1715 5th St SW) north of the building on a titled lot. The new owner can move the rents to market levels and enjoy this excellent investment for many decades.







#### **Essential Information**

MLS® # A2241961

Price \$7,750,000

Bathrooms 0.00 Acres 0.26 Year Built 1973

Type Commercial Sub-Type Multi Family

Status Active

## **Community Information**

Address 1809 5 Street Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S2A8

#### **Exterior**

Lot Description Landscaped, Open Lot, Near Public Transit

#### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 105
Zoning M-C2

### **Listing Details**

Listing Office Michael Fleming Realty Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.