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7511 41 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
28910

MLS ID:
A2176095

\$1,399,900



 **JOE THOMSON**
 (403) 869-3335

 RE/MAX Real Estate (Central)
 403-216-1600

 7511 41 Avenue NW, Calgary , Alberta T3B 1X5

Transaction Type

For Sale

Days On Market

171

Zoning

M-C1

Subdivision

Bowness

Building Type

Free-Standing

Year Built

1978

Structure Type

Five Plus

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

7910051

Building Area (Sq. Ft.)

4451.00

Building Area (Sq. M.)

413.51

Lot Size (Sq. Ft.)

7351

Lot Size (Acres)

0.17

Roof

Asphalt Shingle

Heating

Forced Air,Natural Gas

Inclusions

n/a

Restrictions

None Known

Reports

Floor Plans

This well-maintained 5-plex offers an exceptional opportunity for investors in the highly sought-after neighborhood of Bowness. This property combines convenience with solid returns. 4/5 units are currently occupied with month-to-month tenants, providing flexibility for rental adjustments or redevelopment. Situated close to schools, parks, shopping, and transit, this property is ideal for investors looking to expand their portfolio with a low-maintenance, income-generating asset in a fantastic location. Don't miss this chance to secure a valuable piece of Calgary's thriving rental market.

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