

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**

220

**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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.