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4767 MONTANA CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33365

MLS ID:
A2276176

\$4,950,000



 **AHMED RAMADAN**
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 4767 Montana Crescent NW, Calgary , Alberta T3B 1E6

Transaction Type For Sale	Days On Market 131	Zoning R-CG
Subdivision Montgomery	Year Built 2026	Structure Type Other
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 485GR
Building Area (Sq. Ft.) 100104.37	Building Area (Sq. M.) 9299.92	Lot Size (Sq. Ft.) 7922
Lot Size (Acres) 0.18	Inclusions N/A	Restrictions None Known

Reports

Appraisal,Pro-Forma

****Please Check the Pro-Forma in the Supplement attachment**** Prime Multifamily Investment Opportunity in Montgomery Calgary Discover a rare opportunity to acquire a high-performing 10 Plex. multifamily with strong financials and unbeatable location. Perfectly situated , the property is university district, walking distance to Market Mall , few minutes to Foothills Hospital, and major Calgary activity hubs, this property combines modern living, exceptional views, and reliable income. Property Highlights Above Ground Area: 9,300 sq. ft. Total Livable Area: 11,500 sq. ft. Unit Mix: • Upper Unit – 3 Bedrooms | 1,650 sq. ft. • Legal Basement Suite – 1 Bedrooms | 600 sq. ft. Parking: 6 Garages spots Living: Private front and back yards for each unit Scenery: Financial Performance Investment Appeal This multifamily complex offers the perfect balance of stable income and long-term appreciation potential. With private outdoor space for each unit, covered parking, and a highly desirable location, it presents an exceptional opportunity for investors seeking both cash flow and asset growth

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