

\$1,399,900 - 7511 41 Avenue Nw, Calgary

MLS® #A2176095

\$1,399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

Bowness, Calgary, Alberta

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.

Built in 1978

Essential Information

| | |
|------------|--------------|
| MLS® # | A2176095 |
| Price | \$1,399,900 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Multi Family |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 7511 41 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |



| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1X5 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

Additional Information

| | |
|-------------|--------------------|
| Date Listed | October 29th, 2024 |
|-------------|--------------------|

| | |
|----------------|-----|
| Days on Market | 165 |
|----------------|-----|

| | |
|--------|------|
| Zoning | M-C1 |
|--------|------|

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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