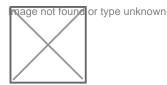


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7511 41 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 28910

MLS ID: A2176095

\$1,399,900



 $\stackrel{\circ}{=}$ 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

Subdivision

Bowness

Structure Type

Five Plus

Legal Plan

7910051

Lot Size (Sq. Ft.)

7351

Heating

Forced Air, Natural Gas

Reports
Floor Plans

Days On Market

183

Building Type

Free-Standing

Property Type Commercial

Building Area (Sq. Ft.)

4451.00

Lot Size (Acres)

0.17

Inclusions

n/a

Zoning

M-C1

Year Built

1978

Property Sub Type

Multi Family

Building Area (Sq. M.)

413.51

Roof

Asphalt Shingle

Restrictions

None Known

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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