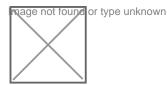


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2712/2716 BRENTWOOD BOULEVARD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 31745

MLS ID: A2249481

\$2,985,000



S JONATHAN PENDLEBURY

2 (403) 815-6440

Real Broker

855-623-6900

ß

2712/2716 Brentwood Boulevard NW, Calgary, Alberta T2L 1J4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

38

Zoning

M-C1

Subdivision Brentwood

Building Type

Low Rise (2-4 stories)

Year Built

1960

Structure Type Low Rise (2-4 stories) **Property Type** Commercial

Property Sub Type

Multi Family

Legal Plan Building Area (Sq. Ft.) 1796HV

9600.00

Building Area (Sq. M.)

891.86

Lot Size (Sq. Ft.)

Lot Size (Acres) 0.37

Footprint (Sq. Ft.)

4800

Construction Type Brick, Stucco, Wood Frame Roof

Tar/Gravel

Foundation

Poured Concrete

Cooling None

16253

Heating

Baseboard, Hot Water

Inclusions

All appliances in the building are included AS-IS, WHERE IS

Restrictions Pets Allowed Reports Title

Situated in the inner-city community of Brentwood, this multi-family property offers an exceptional investment opportunity. The offering includes two 6-unit buildings, each comprising approximately 4,800 square feet of well-designed living space, for a total of 12 units. These buildings are solid and well-maintained. The unit mix is ideal for rental flexibility, consisting of 6 one-bedroom units, 4 two-bedroom units, and 2 bachelor suites. Please note that the kitchens in all units are not equipped with exhaust fans. The site spans 0.37 acres in a rectangular configuration and is fully serviced by the municipality. Zoned M-C1 (Multi-Residential - Contextual Low Profile), the property is well-positioned for 3 to 4-storey apartment buildings or townhouses, offering future development potential. Located along Brentwood Blvd NW, this property benefits from proximity to transit, schools, shopping, and the University of Calgary—making it a desirable choice for both tenants and investors alike.

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.