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## 4799 MONTALBAN AVENUE 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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 First Place Realty  
 403-547-8401

 4799 Montalban Avenue NW, Calgary , Alberta T3B 1E6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> R-CG
<b>Subdivision</b> Montgomery	<b>Year Built</b> 2026	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 485GR
<b>Building Area (Sq. Ft.)</b> 100104.37	<b>Building Area (Sq. M.)</b> 9299.92	<b>Lot Size (Sq. Ft.)</b> 7922
<b>Lot Size (Acres)</b> 0.18	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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 9 Plex and option to be 10 Plex. multifamily with strong financials and unbeatable location. Perfectly situated just minutes from Market Mall, 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 – 2 Bedrooms | 600 sq. ft. Parking: 6 Covered Garages Outdoor Living: Private front and back yards for each unit Scenery: Panoramic Mountain and Bow River views 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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