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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	Days On Market	Zoning
For Sale	49	R-CG
Subdivision	Year Built	Structure Type
Montgomery	2026	Other
Property Type	Property Sub Type	Legal Plan
Commercial	Multi Family	485GR
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
100104.37	9299.92	7922
Lot Size (Acres)	Inclusions	Restrictions
0.18	N/A	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 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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