

# \$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 | 171                |
| Zoning         | M-C1               |

**Listing Details**

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

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