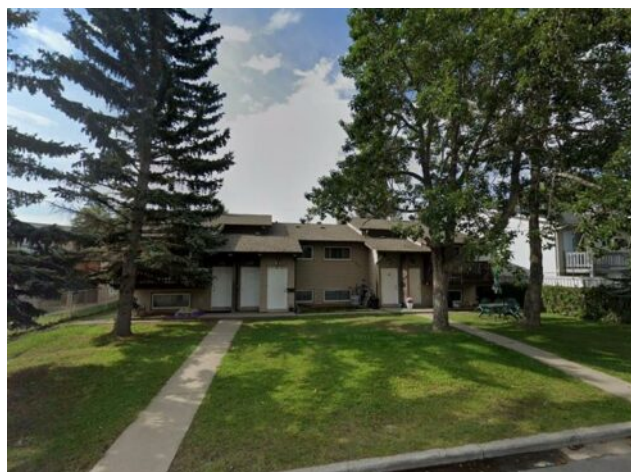


**7511 41 Avenue NW  
Calgary, Alberta**

**MLS # A2245969**



# \$1,350,000

<b>Division:</b>	Bowness		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	4,451 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Bldg Name:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1		
<b>Utilities:</b>	-		

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

**Inclusions:** 5 Fridges, 5 Stoves, 5 Washing machines, 5 Dryers

5 Unit Multi Family Townhome Building for Sale in Prime Bowness Location A rare opportunity to own a well maintained 5 unit townhome building in the heart of Bowness, one of Calgary's most desirable and vibrant communities. Location is everything when it comes to a rental property, and this one delivers. Situated within walking distance to transit, shopping, daycare, all levels of public schools, local pubs and parks, including the much loved Bowness Park. It is just a short drive to major shopping centre's of Market Mall and Crowfoot Centre, 6 minutes to WinSport/C.O.P., 18 minutes to Downtown Calgary, and just over an hour to Banff. All tenants are currently on month-to-month leases and have been long term occupants, providing stability with the flexibility to adjust rents. There's strong potential to increase the cap rate through rental rate adjustments. This is an ideal property for both a first time or seasoned investors looking for a solid income generating asset in a sought after area with excellent growth potential.