

**7511 41 Avenue NW  
Calgary, Alberta**

**MLS # A2176095**



# \$1,399,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	4,451 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

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.