

# \$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
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### Exterior

Roof	Asphalt Shingle
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### Additional Information

Date Listed	October 29th, 2024
Days on Market	186
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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