

# \$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	163
----------------	-----

Zoning	M-C1
--------	------

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.