

7511 41 Avenue, Calgary T3B 1X5

MLS®#: **A2175096** Area: **Bowness** Listing Date: **10/29/24** List Price: **\$1,499,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **4,451**  
 Low Sqft:  
 Ttl Sqft: **4,451**

DOM

**53**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **5**  
 Garage Sz:

Utilities and Features

Roof: Construction:  
 Heating: Flooring:  
 Sewer: Water Source:  
 Ext Feat: Fnd/Bsmt:  
 Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple** Zoning: **M-C1**  
 Legal Desc: **7910051**

Remarks

Pub Rmks: **This well-maintained 5-plex offers an exceptional opportunity for investors in the highly sought-after neighborhood of Bowness. Upgrades include newer windows and doors in all 5 units. 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**

Inclusions: **market!**  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















