

# \$1,350,000 - 7511 41 Avenue Nw, Calgary

MLS® #A2245969

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

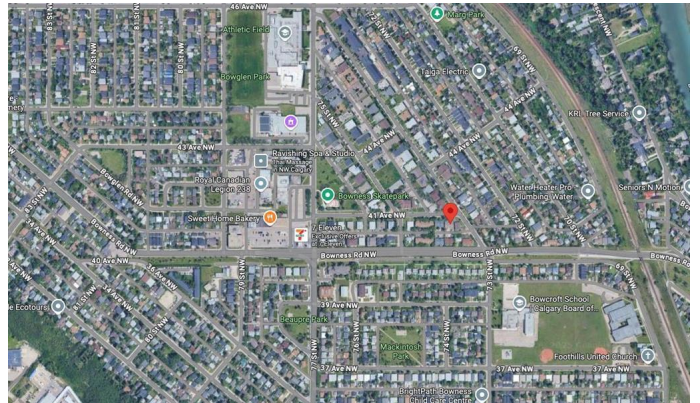
Bowness, Calgary, Alberta

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.

Built in 1978

## Essential Information

MLS® # A2245969



|            |              |
|------------|--------------|
| Price      | \$1,350,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| 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           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 103              |
| Zoning         | M-C1             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.