

# \$1,400,000 - 7511 41 Avenue Nw, Calgary

MLS® #A2245969

**\$1,400,000**

0 Bedroom, 0.00 Bathroom, 4,451 sqft

Multi-family on 0.00 Acres

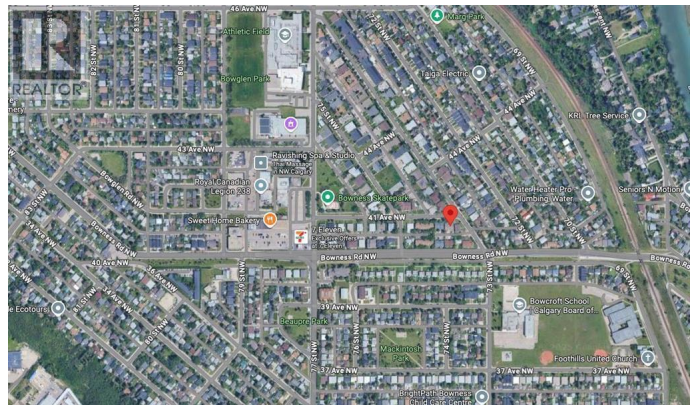
Bowness, Calgary, Alberta

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 centres 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 investor looking for a solid income generating asset in a sought after area with excellent growth potential. (id:6289)

Built in 1978

## Essential Information

Listing #	A2245969
Price	\$1,400,000
Bathrooms	0.00
Square Footage	4,451



Acres	0.00
Year Built	1978
Type	Multi-family

### Community Information

Address	7511 41 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1X5

### Amenities

Parking Spaces	5
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### Listing Details

Listing Office	CIR Realty
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