



GRASSROOTS
REALTY GROUP

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4515 75 Street NW
Calgary, Alberta

MLS # A2236360



\$1,850,000

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,205 sq.ft.	Age:	1975 (50 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Boiler	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Slab	Utilities:	-
Features:	-		

Inclusions: 8 Refrigerators, 8 Stoves

This is a great 8-plex investment property. Well-maintained and fully rented. There are 7 two-bedroom units (approx. 800 sqft per), 1 one-bedroom unit (approx. 600 sqft), and 8 parking stalls. Many upgrades including: 2025 boiler; 2024 common area new carpet and fresh paint; 2015 roof, siding, eavestroughs, balconies; 2014 windows. Individual units have had updates between tenants including new flooring and fresh paint in 2 units this year and another last year, plus some new appliances. Common laundry room with Coinomatic. Great location close to transit, parks, schools, shopping, and the community sportsplex. Excellent investment opportunity!