



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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 with 7 two-bedroom units (approx. 800 sqft per) and 1 one-bedroom unit (approx. 600 sqft). 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. Common laundry room with Coinomatic. Great location close to transit, parks, schools, shopping, and the community sportsplex. Excellent investment opportunity!