



655 4 AV NE
Calgary, Alberta

MLS # A2304842



\$1,979,000

Division:	Bridgeland/Riverside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,200 sq.ft.	Age:	1973 (53 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		
Heating:	Boiler	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat, Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 7 REFRIGERATOR, 7 ELECTRIC STOVE

?Investment Opportunity – 7-Unit Apartment Building Near Downtown Calgary An excellent opportunity to acquire a well-maintained 7-unit apartment building in a desirable inner-city location, just minutes from downtown Calgary. This property is fully leased, offering investors seeking a turnkey asset. Situated in a high-demand rental neighbourhood, the building benefits from strong tenant retention and consistent occupancy. Surface parking available for tenants. Close proximity to downtown, transit, amenities, and major routes. Several renovations and upgrades are done over the years. This property presents a compelling opportunity for both seasoned and first-time investors looking to secure a solid multi-family asset.