

1241 5 Avenue NW
Calgary, Alberta

MLS # A2225540



\$2,200,000

Division:	Hillhurst		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,500 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		
Bldg Name:	-		
Water:	-		
Sewer:	-		
LLD:	-		
Zoning:	RM-2		
Utilities:	-		

Heating:	-
Floors:	-
Roof:	-
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Inclusions: Laundry units, all appliances, and window coverings

Positioned in the heart of Calgary's highly desirable Hillhurst neighborhood, 1241 5th Avenue NW offers a rare multifamily investment with both stability and upside. This two-story, eight- unit apartment building consists entirely of one-bedroom suites, each ranging between 485 and 529 square feet—making it an ideal asset for targeting the city's growing population of students, young professionals, and downsizers who value inner-city living. Originally constructed in 1971, the property has seen several recent upgrades including a new hot water tank (2020), fresh luxury vinyl plank flooring throughout common areas, and modern balcony railings installed in 2023. While all units have received various levels of interior renovations over time, there remains considerable value-add potential for an investor seeking to modernize and reposition the asset to drive rental growth. With one parking stall per unit, solid building fundamentals, and a location steps from Riley Park, Kensington Village, and CTrain access, 1241 5th Avenue NW stands as a prime value-add opportunity in one of Calgary's most walkable and sought-after urban communities.