

**4515 75 Street NW**  
**Calgary, Alberta**

**MLS # A2236360**



**\$1,850,000**

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

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

**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!