

2712/2716 Brentwood Boulevard NW Calgary, Alberta

MLS # A2249481



\$2,985,000

Division:	Brentwood		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,600 sq.ft.	Age:	1960 (65 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.37 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: All appliances in the building are included AS-IS, WHERE IS

Situated in the inner-city community of Brentwood, this multi-family property offers an exceptional investment opportunity. The offering includes two 6-unit buildings, each comprising approximately 4,800 square feet of well-designed living space, for a total of 12 units. These buildings are solid and well-maintained. The unit mix is ideal for rental flexibility, consisting of 6 one-bedroom units, 4 two-bedroom units, and 2 bachelor suites. Please note that the kitchens in all units are not equipped with exhaust fans. The site spans 0.37 acres in a rectangular configuration and is fully serviced by the municipality. Zoned M-C1 (Multi-Residential & Contextual Low Profile), the property is well-positioned for 3 to 4-storey apartment buildings or townhouses, offering future development potential. Located along Brentwood Blvd NW, this property benefits from proximity to transit, schools, shopping, and the University of Calgary—making it a desirable choice for both tenants and investors alike.