

## Investment Opportunity – 7511 41 Avenue NW, Calgary, AB T3B 1X5

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### Prime 5 Unit Multi Family Townhome Style in Bowness

A great chance to own a well maintained, income generating asset in one of Calgary's most desirable communities. This property offers stable cash flow, long term tenants, and strong potential for increased returns through rent adjustments.

#### Location Highlights:

- Heart of Bowness – steps to transit, shopping, daycare, all levels of schools, pubs, and parks.
  - Minutes to Bowness Park, Market Mall, Crowfoot Centre, WinSport/C.O.P.
  - 18 minutes to Downtown Calgary, Approx 1 hour to Banff.
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### Property Snapshot

Feature	Details
Address	7511 41 Avenue NW, Calgary, AB
Units	5 total - mix of upper and lower style townhomes units
Utilities	Separately metered for water, gas, and power
Condition	Roof (2015), Siding (2015), Windows/Doors (2012), Original furnaces serviced regularly
Parking	5 parking stalls at the rear which are assigned

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### Unit Breakdown

Unit	Size	Monthly Rent	Annual Rent	Deposit	Tenant Duration
A	2 bdr	\$1,300	\$15,600	\$1,300	Vacant
B	3 bdr	\$1,300	\$15,600	\$1,100	2 yrs
C	2 bdr	\$1,200	\$14,400	\$1,000	5 yrs
D	3 bdr	\$1,300	\$15,600	\$1,000	2 yrs
E	2 bdr	\$1,200	\$14,400	\$900	2 yrs

**Potential Gross Income (PGI):** \$75,600/year  
(Current actual slightly lower due to vacancy)

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## Operating Expenses

Expense	Monthly	Annual
Water (exterior hose bib)	\$28	\$336
Insurance	\$865.10	\$10,381.20
Property Tax	—	\$8,034.39
<b>Total</b>	—	<b>\$18,751.59</b>

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## Financial Summary – Current

- **Effective Gross Income (EGI):** \$71,820 (*PGI less 5% vacancy*)
- **Net Operating Income (NOI): \$53,068.41**






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## Potential Financial Outlook – Market Rents (\$1,500/month average)

- **Potential Gross Income (PGI):** \$1,500 × 5 units × 12 months = **\$90,000/year**
- Less 5% vacancy: \$4,500 → **Effective Gross Income (EGI) = \$85,500/year**
- Less current operating expenses: \$18,751.59 → **Net Operating Income (NOI) = \$66,748.41**

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## Investment Highlights

-  Prime location with high rental demand
-  Tenants pay their own utilities
-  Recent capital improvements (roof, siding, windows/doors)
-  Month-to-month leases allow flexibility in rent adjustments
-  Strong upside potential

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### Contact for Details & Viewing:

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