

7511 41 Avenue NW Calgary, AB T3B 1X5

Commercial
Active

A2245969

PD:

DOM: 0

CDOM: 0

LP: \$1,400,000.00

LR:

OP: \$1,400,000.00

Banner: **Bowness 5 Unit Townhome Building – Prime Location & Strong Rental Potential**



Trans Type: For Sale
County: Calgary
Type: Multi Family
Bus Type:
Building Type:
Subdivision: Bowness
LINC#: [0011834579](#)
Legal Pln: 7910051

Title:
City: Calgary
SQFT: 4,451
Year Built: 1978
Business: No
Floors:
Buildings:
Lot: 5A

Zoning: M-C1
Lot Size: SF| SM
Exclusions: No
Reports: None
Restrictions: See Remarks
Disclosure:
Owner Type:
Possession: 90 Days / Neg

Tax Amt: \$8,034.39
Tax Year: 2025
SRR: No

Leg Unit #:

Recent Change: **08/05/2025 : NEW**

Public Remarks: 5 Unit Multi Family Townhome Building for Sale in Prime Bowness Location A rare opportunity to own a well maintained 5 unit townhome building in the heart of Bowness, one of Calgary's most desirable and vibrant communities. Location is everything when it comes to a rental property, and this one delivers. Situated within walking distance to transit, shopping, daycare, all levels of public schools, local pubs and parks, including the much loved Bowness Park. It is just a short drive to major shopping centre's of Market Mall and Crowfoot Centre, 6 minutes to WinSport/C.O.P., 18 minutes to Downtown Calgary, and just over an hour to Banff. All tenants are currently on month-to-month leases and have been long term occupants, providing stability with the flexibility to adjust rents. There's strong potential to increase the cap rate through rental rate adjustments. This is an ideal property for both a first time or seasoned investors looking for a solid income generating asset in a sought after area with excellent growth potential.

Property Information

Building Area: 4,451.00

Exclusions: N/A

Inclusions: 5 Fridges, 5 Stoves, 5 Washing machines, 5 Dryers

Nearest Town:

Frontage:

Parking Information

Total Parking: 5
Parking: 5

Energized:

Common:

Agent & Office Information

List Agent: [Rob Campbell](#)  rob@robcampbell.ca

List Firm: [CIR Realty](#)

Firm Address: 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3

Appt: Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance

Showing Contact: Rob Campbell 403-542-7253

Comm: 1.5% of the Selling Price

LB Type/Info: None/

Owner Name: Misuraca

Occupancy: Tenant

Member Rmks: Please use DO NOT USE ShowingTime, contact Rob Campbell (403) 542-7253 with offers or any questions. Please ensure your buyers are pre-approved, all tours must be arranged well in advance, we may not be able to see all the units. Any offer should be emailed to rob@robcampbell.ca and all Deposits must be made via draft or certified cheque as per seller's request.

Phone: [403-542-7253](#)

Phone: [403-271-0600](#)

Firm Fax: [403-271-5909](#)

List Date: 08/05/2025

Expiry Dt: 01/31/2026

With Dt:

Ownership: Private

Exclusion: No

SRR: No

Printed Date: 08/05/2025 2:48:48 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.