

# \$1,850,000 - 4515 75 Street Nw, Calgary

MLS® #A2236360

**\$1,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.26 Acres

Bowness, Calgary, Alberta

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!

Built in 1975

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2236360     |
| Price      | \$1,850,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.26         |
| Year Built | 1975         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4515 75 Street Nw |
| Subdivision | Bowness           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B2M7  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

### Interior

|         |                   |
|---------|-------------------|
| Heating | Baseboard, Boiler |
|---------|-------------------|

### Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Back Lane  |
| Roof            | Shingle    |
| Construction    | Wood Frame |
| Foundation      | Slab       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 45             |
| Zoning         | M-C1           |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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