



## 7511 41 Avenue Calgary Alberta

\$1,499,900

This well-maintained 5-plex offers an exceptional opportunity for investors in the highly sought-after neighborhood of Bowness. Upgrades include newer windows and doors in all 5 units. This property combines convenience with solid returns, producing a 5% CAP rate. 4/5 units is currently occupied with month-to-month tenants, providing flexibility for rental adjustments or redevelopment. Situated close to schools, parks, shopping, and transit, this property is ideal for investors looking to expand their portfolio with a low-maintenance, income-generating asset in a fantastic location. Don't miss this chance to secure a valuable piece of Calgary's thriving rental market! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://teamthomson.remaxrealestatecentral.ca/>

**RE/MAX**

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