



4767 Montana Crescent Calgary Alberta

\$4,950,000

****Please Check the Pro-Forma in the Supplement attachment**** Prime Multifamily Investment Opportunity in Montgomery Calgary Discover a rare opportunity to acquire a high-performing 10 Plex. multifamily with strong financials and unbeatable location. Perfectly situated , the property is university district, walking distance to Market Mall , few minutes to Foothills Hospital, and major Calgary activity hubs, this property combines modern living, exceptional views, and reliable income. Property Highlights Above Ground Area: 9,300 sq. ft. Total Livable Area: 11,500 sq. ft. Unit Mix: o Upper Unit - 3 Bedrooms | 1,650 sq. ft. o Legal Basement Suite - 1 Bedrooms | 600 sq. ft. Parking: 6 Garages spots Living: Private front and back yards for each unit Scenery: Financial Performance Investment Appeal This multifamily complex offers the perfect balance of stable income and long-term appreciation potential. With private outdoor space for each unit, covered parking, and a highly desirable location, it presents an exceptional opportunity for investors seeking both cash flow and asset growth (id:6769)

Listing Presented By:



Originally Listed by:
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