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## 2712/2716 Brentwood Boulevard NW Calgary, Alberta

MLS # A2249481



\$2,750,000

| Division: | Brentwood               |        |                   |  |  |
|-----------|-------------------------|--------|-------------------|--|--|
| Type:     | Commercial/Multi Family |        |                   |  |  |
| Style:    | -                       |        |                   |  |  |
| Size:     | 9,600 sq.ft.            | Age:   | 1960 (65 yrs old) |  |  |
| Beds:     | -                       | Baths: | -                 |  |  |
| Garage:   | -                       |        |                   |  |  |
| Lot Size: | 0.37 Acre               |        |                   |  |  |
| Lot Feat: | -                       |        |                   |  |  |

| Heating:    | Baseboard, Hot Water      | Bldg Name: | -    |
|-------------|---------------------------|------------|------|
| Floors:     | -                         | Water:     | -    |
| Roof:       | Tar/Gravel                | Sewer:     | -    |
| Basement:   | -                         | LLD:       | -    |
| Exterior:   | Brick, Stucco, Wood Frame | Zoning:    | M-C1 |
| Foundation: | Poured Concrete           | Utilities: | -    |

Features:

Inclusions: All appliances in the building are included AS-IS, WHERE IS

Situated in the inner-city community of Brentwood, this multi-family property offers an exceptional investment opportunity. The offering includes two 6-unit buildings, each comprising approximately 4,800 square feet of well-designed living space, for a total of 12 units. These buildings are solid and well-maintained. The unit mix is ideal for rental flexibility, consisting of 6 one-bedroom units, 4 two-bedroom units, and 2 bachelor suites. Please note that the kitchens in all units are not equipped with exhaust fans. The site spans 0.37 acres in a rectangular configuration and is fully serviced by the municipality. Zoned M-C1 (Multi-Residential – Contextual Low Profile), the property is well-positioned for 3 to 4-storey apartment buildings or townhouses, offering future development potential. Located along Brentwood Blvd NW, this property benefits from proximity to transit, schools, shopping, and the University of Calgary—making it a desirable choice for both tenants and investors alike.