



2712/2716 Brentwood Boulevard NW, Calgary, Alberta - \$2,985,000



Main Photo

Property Description

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.

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