

# \$2,750,000 - 2712/2716 Brentwood Boulevard Nw, Calgary

MLS® #A2249481

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.37 Acres

Brentwood, Calgary, Alberta

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.

Built in 1960

## Essential Information

MLS® #	A2249481
Price	\$2,750,000
Bathrooms	0.00



Acres	0.37
Year Built	1960
Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	2712/2716 Brentwood Boulevard Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1J4

### **Interior**

Heating	Baseboard, Hot Water
Cooling	None

### **Exterior**

Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	80
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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