

\$2,250,000 - 4416 4 Street Nw, Calgary

MLS® #A2197107

\$2,250,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

Highland Park, Calgary, Alberta

This is a well maintained, low maintenance, frame construction 8 suiter on 4th St NW. 1 Bachelor, 5-1 BR, 2-2BR. 4 units have balconies. The kitchens and bathrooms have been tastefully remodeled. 4416 has been well maintained and has numerous upgradesâ€¦. New roof 2022, all building electrical panel and breakers replaced, commercial hot water tank in 2021, new windows, patio doors in 2013. This is a great location with access to downtown via 4th St NW whether driving or on public transportation. There are 7 parking spots at the rear. The Buyer must qualify and assume the existing mortgage and most likely need a CMHCC 2nd mortgage. See the supplements for additional upgrades and property proforma.

Built in 1965

Essential Information

| | |
|------------|--------------|
| MLS® # | A2197107 |
| Price | \$2,250,000 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Year Built | 1965 |
| Type | Commercial |
| Sub-Type | Multi Family |
| Status | Active |

Community Information



| | |
|-------------|------------------|
| Address | 4416 4 Street Nw |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 1A2 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 7 |

Interior

| | |
|---------|--------------------------------|
| Heating | Baseboard, Boiler, Natural Gas |
| Cooling | None |

Exterior

| | |
|-----------------|--|
| Lot Description | Back Lane, City Lot, Low Maintenance Landscape, Near Public Transit, Street Lighting |
| Roof | Membrane |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 112 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Michael Fleming Realty Corp. |
|----------------|------------------------------|

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