

# \$2,985,000 - 2712/2716 Brentwood Boulevard Nw, Calgary

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MLS® #A2249481

**\$2,985,000**

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     | \$2,985,000 |
| 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 | 9                 |
| Zoning         | M-C1              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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