

\$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 upgrades. 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 | 118 |
| Zoning | M-C1 |

Listing Details

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

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