

# \$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, Natural Gas, Boiler
Cooling	None

### **Exterior**

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

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	27
Zoning	M-C1

### **Listing Details**

Listing Office	Michael Fleming Realty Corp.
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