

\$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 â€“ 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 Calgaryâ€™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	63
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.