

PRICE REDUCED



Value-Add Opportunity | Large 2 & 3 Bedroom Units

733 44 Avenue NW | Calgary, Alberta

LOCATION	733 44 Avenue NW
LEGAL	Plan 2862JK, Block 11, Lot 2
YEAR BUILT	1967
COMMUNITY	Highwood
SITE SIZE	12,587 SF
RENTABLE AREA	7,700 SF
FLOORS	2
# OF UNITS	9
PARKING	9 Stalls
UNIT MIX	6 - 2BR Suites (Avg. 800 SF) 3 - 3BR Suites (Avg. 1,050 SF)
ZONING	M-C1 Multi-Residential-Contextual Low



PROXIMITY TO DOWNTOWN CALGARY

10 Minute drive to Downtown core



SURROUNDED BY RECREATION

Within blocks of parks, schools, outdoor pool, and golf course.



ACCESS TO TRANSIT

Plenty of bus stops, close to future Green-Line LRT



WALK SCORE - 53

Some errands can be accomplished on foot



CLOSE PROXIMITY TO YYC AIRPORT

15 Minute to drive to Airport

733 44 Avenue NW, Calgary, Alberta

Units: 9

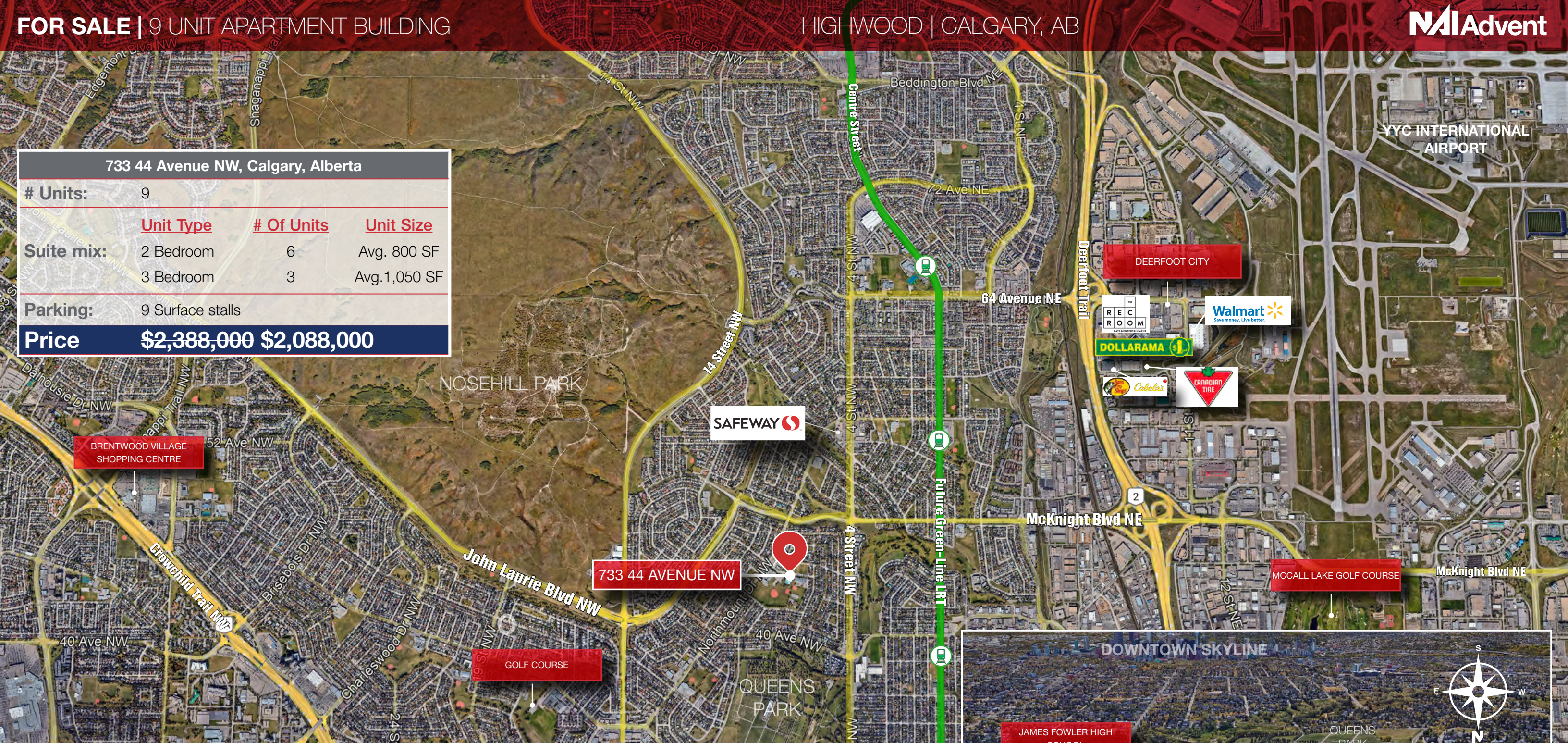
Suite mix:

Unit Type	# Of Units	Unit Size
2 Bedroom	6	Avg. 800 SF
3 Bedroom	3	Avg.1,050 SF

Parking: 9 Surface stalls

Price

\$2,388,000 \$2,088,000



Property Highlights

- Value-add investment opportunity
 - Large 3 and 2 bedroom units
 - Nearby schools and parks
 - Walking distance to Nosehill Park
 - Outdoor pool across the street
 - 10 minute drive to Brentwood Village Shopping Centre and Deerfoot City
- 15 minute drive to YYC International Airport
 - Only 10 minute drive to the University of Calgary
 - Within a few minute drive to Safeway
 - Easy access to John Laurie Blvd, McKnight Blvd, Centre Street, and Deerfoot Trail
 - Close proximity to future Green-Line LRT



FOR SALE | 9 UNIT APARTMENT BUILDING

