

# \$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 upgradesâ€¦. 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, Near Public Transit, Street Lighting, Low Maintenance Landscape
Roof	Membrane
Construction	Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	96
Zoning	M-C1

### Listing Details

Listing Office	Michael Fleming Realty Corp.
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