

// Investment  
Opportunity

# FOR SALE

1241 5<sup>th</sup> Avenue NW, Calgary



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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY DETAILS



## THE OFFERING

Positioned in the heart of Calgary's highly desirable Hillhurst neighborhood, 1241 5th Avenue NW offers a rare multifamily investment with both stability and upside. This two-story, eight-unit apartment building consists **entirely of one-bedroom suites, each ranging between 485 and 529 square feet**—making it an ideal asset for targeting the city's growing population of students, young professionals, and downsizers who value inner-city living.

Originally constructed in 1971, the property has seen several recent upgrades including a new hot water tank (2020), fresh luxury vinyl plank flooring throughout common areas, and modern balcony railings installed in 2023. While all units have received various levels of interior renovations over time, there remains considerable value-add potential for an investor seeking to modernize and reposition the asset to drive rental growth.

With one parking stall per unit, solid building fundamentals, and a location steps from Riley Park, Kensington Village, and CTrain access, 1241 5th Avenue NW stands as a prime value-add opportunity in one of Calgary's most walkable and sought-after urban communities.

## PROPERTY OVERVIEW

<b>Address:</b>	1241 5 Avenue NW, Calgary Ab T2N 0S1
<b>Legal Description:</b>	Lot 26 & 27; Block N; Property Plan 5609J
<b>Zoning:</b>	RM-2;
<b>Land Use District:</b>	M-CG, permitting medium-density residential development (townhouses & fourplexes)
<b>Year Built:</b>	1971
<b>Lot Size:</b>	~7,500 square feet
<b>Income:</b>	\$132,540.00 (2024)
<b>Expenses:</b>	\$38,805.84 (2024)
<b>NOI:</b>	\$93,734.16
<b>Asking Price:</b>	\$2,200,000.00

# EXTERIOR AND SURROUNDING AREA



# LOCATION

Hillhurst is renowned for its tree-lined streets, historic charm, and proximity to downtown Calgary. Residents enjoy easy access to the Bow River pathways, Riley Park, and the eclectic shops and eateries of Kensington Village. The neighborhood boasts excellent public transportation options, including nearby CTrain stations, facilitating convenient commutes throughout the city. With its blend of urban amenities and community-oriented atmosphere, Hillhurst remains a sought-after locale for both residents and investors.

## Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness



Bus Route, Train, or Rapid Transit



Parks & animal services



Restaurants & fast food



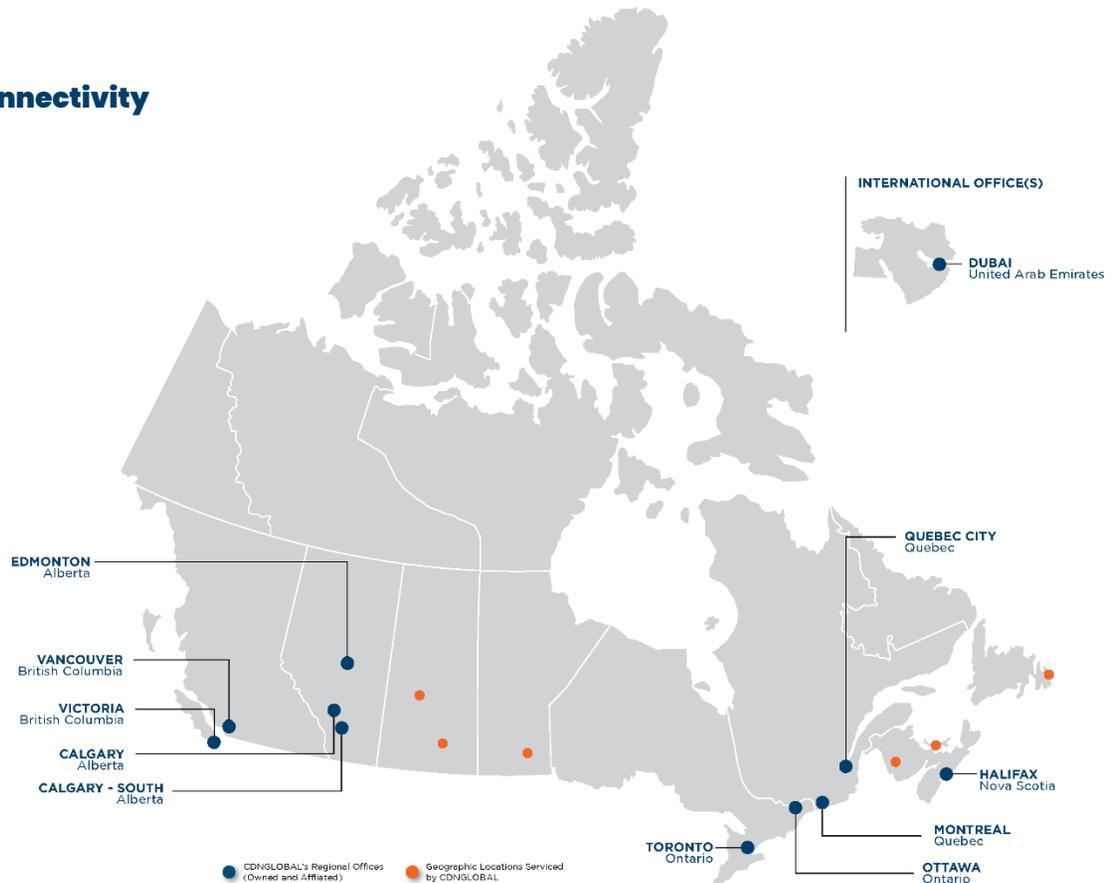
**81**  
Walk Score

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Our team's singular goal is to use shared resources, expertise and market intelligence, along with a collaborative and entrepreneurial approach, to deliver the single best strategic solutions for each and every client. Based in Vancouver, British Columbia, CDNGLOBAL has offices across Canada and in the Middle East.



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