

# \$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 "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 Calgary"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 | 47                |
| 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.