

# \$2,200,000 - 1241 5 Avenue Nw, Calgary

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MLS® #A2225540

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hillhurst, Calgary, Alberta

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.

Built in 1971

Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2225540     |
| Price      | \$2,200,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1971         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 1241 5 Avenue Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0S1           |

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 76             |
| Zoning         | RM-2           |

Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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