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7716 BOWNESS ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:

32651

MLS ID:

A2266883

\$2,900,000



 **TIMOTHY REID**
 (403) 371-2731

 Comox Realty
 403-456-3688

 7716 Bowness Road NW, Calgary , Alberta T3B 0H1

Transaction Type For Sale	Days On Market 124	Zoning MC-2
Subdivision Bowness	Year Built 2009	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 1110668
Building Area (Sq. Ft.) 8800.00	Building Area (Sq. M.) 817.54	Construction Type Concrete,Stucco,Wood Frame
Heating Hot Water,Natural Gas	Inclusions 8 fridge, 8 stove, 8 dishwashers, 8 hoodfans, washers/dryers owned by the building	Restrictions Restrictive Covenant
Reports Appraisal,Other Documents		

This is a great investment opportunity in the sought after community of Bowness. This well maintained townhouse complex with condo titles, and NO common area to maintain or pay extra utilities resulting in lower expenses has excellent curb appeal with durable stucco and is very centrally located on bowness road having great access to all the community amenities. Higher quality construction compared to other rental buildings - granite counters, stainless steel appliances, hardwood floors and attractive stained cabinets. You have a superior suite mix with (6 –2 bdrm, which range from 850, 900, & 1,300 sqft sizes). (2 – 3 bdrm units which, are 1,350 sqft) units have 1.5 baths or 2.5 baths in some styles!. The tenants love the HEATED UNDERGROUND parkade with 10 parking stalls, PLUS a heated driveway. Lower cost of operating with efficient boiler heating and tenants pay electricity. This 8 unit inner city gem is located within walking distance to transit all amenities, restaurants, public library and one of the most beautiful parks in Calgary - Bowness Park. With a quick commute to work downtown, this asset is accessible for tenants that do not drive. This property also features separate titles for sale in future or you could live in one unit and live mortgage free! Contact your favorite realtor to explore this property today.

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