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7716 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32651

MLS ID:

A2266883

\$3,100,000



△ TIMOTHY REID

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7716 Bowness Road NW, Calgary , Alberta T3B 0H1

Transaction Type

For Sale

Days On Market

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

Inclusions

Heating

Hot Water, Natural Gas

8 fridge, 8 stove, 8 dishwashers, 8

hoodfans, washers/dryers owned by the

building

Restrictions

Restrictive Covenant

Reports

Appraisal

This is a great investment opportunity in the sought after community of Bowness. This well maintained townhouse complex 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). 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 view today.

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