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## 4901 BOWNESS ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33007


**MLS ID:**  
A2272484

**\$3,100,000**



 **PAUL BAL**  
 (403) 617-5761

 The Real Estate District  
 403-618-6984

 4901 Bowness Road NW, Calgary, Alberta T3B 1H1

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|-------------------------------------|--|--|
| <b>Transaction Type</b><br>For Sale | <b>Title</b><br>Fee Simple                     | <b>Days On Market</b><br>128             |
| <b>Zoning</b><br>M-C1               | <b>Subdivision</b><br>Montgomery               | <b>Year Built</b><br>2024                |
| <b>Structure Type</b><br>Townhouse  | <b>Property Type</b><br>Commercial             | <b>Property Sub Type</b><br>Multi Family |
| <b>Legal Plan</b><br>1131FR         | <b>Building Area (Sq. Ft.)</b><br>9595.00      | <b>Building Area (Sq. M.)</b><br>891.40  |
| <b>Lot Size (Sq. Ft.)</b><br>8105   | <b>Lot Size (Acres)</b><br>0.19                | <b>Inclusions</b><br>N/A                 |
| <b>Restrictions</b><br>None Known   | <b>Reports</b><br>Environmental Phase 1, Title |  |

INVESTMENT OPPORTUNITY: 9 Self-Contained UNITS in Highly Sought-After MONTGOMERY! Located at 4901 Bowness Road NW, this premier multi-family building is a rare find. The property features an exceptional mix of units: 5 luxurious two-bedroom townhouse-style units and 4 versatile Ground-Level Suites. Total of 9 distinct municipal addresses. The main floor suites offer significant income potential and flexibility, suitable for long-term rentals, short-term rentals, or Home Base Occupation (consult City of Calgary website for permitted use). Each of the 5 townhouse units benefits from an oversized attached single-car garage, providing highly desirable parking and storage. Additional property features include dedicated on-site bike storage. Tenants will enjoy the ultimate convenience with retail services and major bus routes directly across the street, putting essential services within feet of the front door. The building is protected by a full New Home Warranty, offering: 2 Years for Labour and Materials, 2 Years for Delivery and Distribution Systems, 5 Years for Building Envelope Protection, and 10 Years for Major Structural Components. A secure, high-yield asset in a prime location!

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