



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1-12, 4607 73 Street NW  
Calgary, Alberta**

**MLS # A2225168**



**\$3,150,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	13,260 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	Public
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 12 stoves, 12 fridges, 12 hot water tanks, 12 furnaces

This is the sale of units 1-12 inclusive in condo plan 7811038. All units are 12 bi-level townhomes, 2 beds and 1 bath, with washer/dryer hook-ups. Tenants pay their own utilities and supply their own washer/dryer. Each unit has its own separate entrance, with around 1100 sqft of rentable space, and its own furnace/hot water tank. M-C1 lot measuring 120 ft. x 150 ft. 12 parking stalls with electrical hook-ups. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary and easy access to the Trans-Canada Highway. \*\* Seller financing can be discussed