



GRASSROOTS
REALTY GROUP

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7716 bowness Road NW
Calgary, Alberta

MLS # A2266883



\$2,900,000

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,800 sq.ft.	Age:	2009 (17 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 8 fridge, 8 stove, 8 dishwashers, 8 hoodfans, washers/dryers owned by the building

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.