

587-777-7276

yuri@grassrootsrealtygroup.ca

7716 bowness Road NW Calgary, Alberta

MLS # A2266883



\$3,100,000

Division:	Bowness			
Туре:	Commercial/Multi Family			
Style:	-			
Size:	8,800 sq.ft.	Age:	2009 (16 yrs old)	
Beds:	-	Baths:	-	
Garage:	-			
Lot Size:	-			
Lot Feat:	-			

Heating: Hot Water, Natural Gas

Floors: - Water:
Roof: - Sewer:
Basement: - LLD:
Exterior: Concrete, Stucco, Wood Frame

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 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. **Seller may consider Vendor financing OAC*.