



**3915 73 Street NW  
Calgary, Alberta**

**MLS # A2268016**

**\$3,150,000**



<b>Division:</b>	Bowness		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	6,132 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	RCG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge x 8, Stove x 8, Dishwasher x 8, Washer x 8, Dryer x 8, Microwave Hoodfan x 8

Seize a rare opportunity to invest in a purpose-built multi-residential development in the dynamic and growing community of Bowness, Calgary. This project has been brought together by MCA Construction Group and the Development Permit has been approved and released. The Building Permit drawings are ready for submission. As soon as you give the green light, the project is ready to go. Strategically located, this investment property is positioned to attract strong tenant demand. It's just 6 minutes from the tranquil Bowness Park, 8 minutes from Market Mall, and within a 10-14 minute commute to the University of Calgary, SAIT, Ambrose University, Alberta Children's Hospital, and Foothills Medical Centre. This prime location ensures long-term rental stability and appeal. Spanning over 7000 sq ft of livable space, the project features eight thoughtfully designed units: four spacious 3-bedroom, 2.5-bathroom upper units and four well-appointed 1-bedroom, 1-bath lower units. All units include in-suite laundry, with lower units also offering in-suite bike parking. These homes are tailored for the high-end rental market, combining modern design, functionality, and comfort to maximize tenant satisfaction and rental yield. This is a turnkey development opportunity with the potential to leverage CMHC Select Financing. This is a rare opportunity to invest in a brand-new, purpose-built multifamily project with minimal friction. Whether you're a seasoned investor or looking to expand your portfolio with a high quality asset, this property represents a unique chance to capitalize on Calgary's rental market with confidence in one of Calgary's most promising up and coming neighborhoods.