



**GRASSROOTS**  
REALTY GROUP

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**7716 bowness Road NW**  
**Calgary, Alberta**

**MLS # A2300520**



**\$2,750,000**

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

<b>Heating:</b>	Hot Water, Natural Gas	<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>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

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

Opportunities like this don't come up often. Welcome to a rare, well-maintained 8-unit townhouse complex in the highly sought-after community of Bowness — offering strong income potential, lower operating costs, and long-term upside. This condo-titled property is uniquely positioned with no common areas to maintain and no additional utility burdens, helping keep expenses low and returns strong. Built with durable stucco exterior and showcasing excellent curb appeal, this asset stands out from typical rental offerings. Inside, the units feature higher-quality finishes throughout, including granite countertops, stainless steel appliances, hardwood flooring, and rich stained cabinetry — a level of finish that attracts and retains quality tenants. The building offers a superior suite mix: 6 spacious 2-bedroom units (approx. 850–1,300 sq ft) 2 large 3-bedroom units (approx. 1,350 sq ft) Functional layouts with 1.5 to 2.5 bathrooms, appealing to a wide tenant base Tenants enjoy premium features rarely found in comparable properties, including a heated underground parkade (10 stalls) and a heated driveway — major value-adds during Calgary winters. Operationally, the property is optimized for efficiency with boiler heating and tenant-paid electricity, keeping ownership costs predictable and manageable. Location is everything — and this property delivers. Situated along Bowness Road, residents enjoy walking access to transit, shopping, restaurants, the public library, and the iconic Bowness Park. With a quick commute to downtown Calgary, it's an ideal setup for both driving and non-driving tenants. Bonus upside: With separate titles, there's future flexibility to sell units individually — or live in one unit while the others cover your expenses. This is a rare inner-city asset combining quality construction, strong

tenant appeal, and long-term flexibility. \*\*Seller financing may be considered \*OAC. Contact your realtor today to explore this exceptional opportunity.