



GRASSROOTS
REALTY GROUP

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**8112 & 8114 Bowness Road NW
Calgary, Alberta**

MLS # A2301410



\$1,799,800

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,987 sq.ft.	Age:	2025 (1 yrs old)
Beds:	10	Baths:	6 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge(4), Built-in cooktop, Stove/Oven, Built in Microwave, Built in oven, Dishwasher (4), All Window Coverings, Hood-fan (4), Washer(4), Dryer(4), Garage Door Opener and controls (4)

Calling all Investors! Looking for a brand new SXS Duplex with legal basement suites with TWO titles? This is the investment for you! Unit 8114 to be sold together with attached 8112 to provide an excellent cash flowing opportunity with the convenience of having all construction materials and components still under New Home Warranty. Both 8114 and 8112 are rented on long term leases with tenants who would prefer to stay. Check out the individual listings for all the details MLS#A2301031 and A2292661