



4632 85 Street NW
Calgary, Alberta

MLS # A2303959



\$2,850,000

Division:	Bowness		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,004 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Welcome to a brand new, purpose-built 4-plex with legal basement suites in Bowness, Calgary, offering a total of 8 self-contained residential units and over 7,400 sq.ft. of professionally designed living space. This is a rare opportunity to acquire a turnkey, income-generating multi-family asset in one of Calgary's most rapidly evolving and investor-focused communities. Located in Bowness, the property benefits from strong rental demand driven by proximity to the Bow River, Bowness Park, Canada Olympic Park, and convenient access to downtown Calgary. With ongoing redevelopment and increasing tenant demand, Bowness continues to emerge as a key inner-city investment node with long-term upside. The property features 4 spacious above-grade units, each offering approximately 1,200+ sq.ft. of modern, open-concept living. These units are designed with functional layouts, large windows, and contemporary finishes, creating bright, livable spaces that appeal to quality tenants and support strong rental rates. Complementing the main units are 4 fully legal basement suites (approx. 620 sq.ft. each), each with private entrances, efficient floorplans, and comfortable living spaces. This configuration significantly enhances the overall revenue profile, making this an ideal asset for investors focused on maximizing cash flow and long-term performance. As a new construction multi-family property, this asset offers low maintenance requirements, modern construction standards, and reduced capital expenditure risk. The exterior showcases clean, contemporary architecture with durable, high-quality finishes, contributing to long-term durability and strong curb appeal. From an investment standpoint, the property is supported by a projected cap rate of 5.32% and a DSCR of 1.17, offering a balanced profile of income stability.

and financing viability. A detailed pro forma is available in the supplements, providing further insight into projected rents, operating costs, and overall performance. The efficient unit mix, separate entrances for all suites, and thoughtful design support a wide range of tenant profiles, helping to drive consistent occupancy and stable rental income in a supply-constrained market. This opportunity may also align with CMHC MLI Select financing (subject to lender and CMHC approval), presenting the potential for enhanced leverage and improved long-term returns. An exceptional opportunity to acquire a newly built 8-unit multi-family property in Bowness, combining strong in-place income potential, modern construction, and exposure to one of Calgary's most active redevelopment corridors.