



GRASSROOTS
REALTY GROUP

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4646 80 Street NW
Calgary, Alberta

MLS # A2350880

\$500,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,126 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Outdoor Shed

Turnkey investment opportunity in Bowness! This property features a legal, registered secondary suite (Sticker #5601), giving you two fully self-contained units under one roof. The upper unit offers 3 bedrooms and 1 full bathroom, while the lower suite offers 2 bedrooms and 1 full bathroom, each with its own in-suite laundry for complete separation and tenant convenience. Both units are currently tenant-occupied on fixed-term leases, delivering immediate rental income from day one. Outside, a two-car parking pad at the rear provides off-street parking for tenants. Sitting on 3,086 sq ft lot and located in the desirable community of Bowness, close to the Bow River pathways, shopping, and quick access to downtown. Whether you're adding to your rental portfolio or looking for a mortgage-helper property, this legal suite setup checks all the boxes. Don't miss this opportunity to buy this Bowness asset!