



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1-12, 4607 73 Street NW  
Calgary, Alberta

MLS # A2225168



**\$3,150,000**

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	13,260 sq.ft.	Age:	1977 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.41 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 12 stoves, 12 fridges, 12 hot water tanks, 12 furnaces

This is the sale of units 1-12 inclusive in condo plan 7811038. All units are 12 bi-level townhomes, 2 beds and 1 bath, with washer/dryer hook-ups. Tenants pay their own utilities and supply their own washer/dryer. Each unit has its own separate entrance, with around 1100 sqft of rentable space, and its own furnace/hot water tank. M-C1 lot measuring 120 ft. x 150 ft. 12 parking stalls with electrical hook-ups. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary and easy access to the Trans-Canada Highway. \*\* Seller financing can be discussed