



**GRASSROOTS**  
REALTY GROUP

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**4901 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2272484**



**\$3,100,000**

|                  |                         |               |                  |
|------------------|-------------------------|---------------|------------------|
| <b>Division:</b> | Montgomery              |               |                  |
| <b>Type:</b>     | Commercial/Multi Family |               |                  |
| <b>Style:</b>    | -                       |               |                  |
| <b>Size:</b>     | 9,595 sq.ft.            | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                |
| <b>Garage:</b>   | -                       |               |                  |
| <b>Lot Size:</b> | 0.19 Acre               |               |                  |
| <b>Lot Feat:</b> | -                       |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | - | <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>   | - | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -    |
| <b>Features:</b>   | - |                   |      |

**Inclusions:** N/A

**INVESTMENT OPPORTUNITY:** 9 Self-Contained UNITS in Highly Sought-After MONTGOMERY! Located at 4901 Bowness Road NW, this premier multi-family building is a rare find. The property features an exceptional mix of units: 5 luxurious two-bedroom townhouse-style units and 4 versatile Ground-Level Suites. Total of 9 distinct municipal addresses. The main floor suites offer significant income potential and flexibility, suitable for long-term rentals, short-term rentals, or Home Base Occupation (consult City of Calgary website for permitted use). Each of the 5 townhouse units benefits from an oversized attached single-car garage, providing highly desirable parking and storage. Additional property features include dedicated on-site bike storage. Tenants will enjoy the ultimate convenience with retail services and major bus routes directly across the street, putting essential services within feet of the front door. The building is protected by a full New Home Warranty, offering: 2 Years for Labour and Materials, 2 Years for Delivery and Distribution Systems, 5 Years for Building Envelope Protection, and 10 Years for Major Structural Components. A secure, high-yield asset in a prime location!