



**GRASSROOTS**  
REALTY GROUP

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**3915 73 Street NW**  
**Calgary, Alberta**

**MLS # A2277178**



**\$775,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                          |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 866 sq.ft.                       | <b>Age:</b>   | 1956 (70 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Unknown                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Soaking Tub |                   |      |

**Inclusions:** None

Seize a rare opportunity to invest in a lot with designs for a purpose-built multi-residential development in the dynamic and growing community of Bowness, Calgary. This project has been brought together by MCA Construction Group and comes with a fully approved and released Development Permit putting you on the fast track to construction and returns. These critical milestones significantly reduce development risk timelines. Additionally the DSSP and DP levies have been fully paid and the Building Permit drawings are complete and ready for submission. Strategically located, this investment property is positioned to attract strong tenant demand. It's just 6 minutes from the tranquil Bowness Park, 8 minutes from Market Mall, and within a 10-14 minute commute to the University of Calgary, SAIT, Ambrose University, Alberta Children's Hospital, and Foothills Medical Centre. This prime location ensures long-term rental stability and appeal. Spanning over 7,000 sq ft of total livable space, the project features eight thoughtfully designed units: four spacious 3-bedroom, 2.5-bathroom upper units and four 1-bedroom, 1-bath lower units. All units include in-suite laundry, with lower units also offering in-suite bike parking. These homes are tailored for the high-end rental market, combining modern design, functionality, and comfort to maximize tenant satisfaction and rental yield. Purchase the lot or purchase as a turnkey development with the potential to leverage CMHC Select Financing. All major approvals are in place and construction services are available through MCA Construction Group or opt to bring your own builder. This is a rare opportunity to invest in a brand-new, purpose-built multifamily project with minimal friction. Whether you're a seasoned investor or looking to expand your portfolio with a high-quality asset, this property

represents a unique chance to capitalize on Calgary’s rental market with confidence. This is your opportunity to build in one of Calgary’s most promising up and coming neighborhoods.