6131 Bowness Road NW
Calgary, Alberta

MLS # A2296697

$1,279,000

Division:	Bowness
Type:	Multi-Family/4 plex
Style:	Other
Size:	2,347 sq.ft.
Age:	1969 (57 yrs old)
Beds:	-
Baths:	-
Garage:	Alley Access, Assigned, Off Street, Outside, Parking Pad, Paved, Stall
Lot Size:	0.16 Acre
Lot Feat:	-

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	Asphalt Shingle	**Sewer:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Vinyl Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	-		

Inclusions: 4 x Refrigerator, 4 x Stove, Washer, Dryer

A fully conforming 4-plex in the heart of Bowness. This building (1969 build) boasts three 3-bdrm units and one 2-bdrm unit.   One 3-bdrm suite recently renovated; attic ventilation improved with vents and fans (2025).   All units off a central hallway system.   There is a central boiler (serviced annually) for gas fired, hot water heating throughout the building and common laundry room in the basement.   Property has been generating gross annual rental income of $90,000. All units are on fixed one year term leases and owner pays utilities.   There is a parking pad in the back with 4 stalls.   This meticulously owner-managed property provides an opportunity to boost revenue through further interior updates to achieve higher rents.   Located in Bowness and easy access to bus, restaurants and shops.