## 4503 73 Street NW
## Calgary, Alberta

### MLS # A2296807



# $3,450,000

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|---|---|
| **Division:** | Bowness |
| **Type:** | Commercial/Multi Family |
| **Style:** | - |
| **Size:** | 159,812 sq.ft. |
| **Age:** | 1978 (48 yrs old) |
| **Beds:** | - |
| **Baths:** | - |
| **Garage:** | - |
| **Lot Size:** | 0.26 Acre |
| **Lot Feat:** | - |

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|---|---|---|---|
| **Heating:** | - | **Bldg Name:** | - |
| **Floors:** | - | **Water:** | - |
| **Roof:** | - | **Sewer:** | - |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | - | **Zoning:** | M-C1 |
| **Foundation:** | - | **Utilities:** | - |
| **Features:** | - | | |

**Inclusions:** Items associated with the daily operation of the property

Exceptional opportunity to acquire a 17-unit multifamily building in the highly desirable community of Bowness. Situated on a large 65' x 140' corner lot, this property offers strong fundamentals and long-term upside in a prime location.  The building consists of all one-bedroom units (17 total), providing a highly desirable and easy-to-manage rental mix. Originally constructed as a 14-unit building, an additional 3 suites were added in the lower level, optimizing the overall layout and revenue potential.  Over the years, the property has benefited from numerous upgrades, including newer sliding doors on all units, cosmetic updates throughout many suites, and recently painted common areas, contributing to strong tenant appeal. The site features 14 parking stalls, adding convenience for tenants and enhancing overall functionality.  With professional property management already in place, this is a true turnkey investment opportunity ideal for investors seeking a well-located, stabilized multifamily asset