



GRASSROOTS
REALTY GROUP

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

**6104 Bowness Road NW
Calgary, Alberta**

MLS # A1200318



\$1,800,000

Division: Bowness

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,268 sq.ft.

Zoning: C-N1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.12 Acre

Sewer: -

Lot Feat: -

Inclusions: residential side: stove, fridge, dishwasher, washer, dryer

Amazing corner lot location! High traffic and visibility. Rare investment opportunity generating excellent returns. Newer attractive stucco building built in 2016. Retail 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF partially done perfect for storage or expand into office rooms. Residential 2-Storey is 1,919 SF with modern finishings, upgraded large kitchen w/ granite counter tops, stainless steel appliances. Office on the main. Upper level offers a large master bedroom with 5-pc ensuite and access to private deck, 2 more bedrooms and laundry set. Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, cafe, financial institution, etc. Plenty of open parking on the streets. Please do not approach directly. Tour by appointment only.