



GRASSROOTS
REALTY GROUP

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4607-4611 73 Street NW
Calgary, Alberta

MLS # A2172568



\$3,318,000

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	538 sq.ft.	Age:	1977 (48 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.41 Acre		
Lot Feat:	-		

Heating:	Mid Efficiency, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	See Remarks	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	See Remarks	Utilities:	-
Features:	-		

Inclusions: 12 stoves, 12 fridges, 12 furnaces, 12 hot water tanks

Incredible opportunity to acquire 12 condo-titled townhomes on a massive lot in the heart of Bowness! Each of the 12 townhomes boasts identical 2-bedroom bi-level layouts, featuring 1 full bath and washer/dryer hook-ups, with the option to build a second bathroom. These generously sized units are thoughtfully designed, offering a spacious upper level comprising a living room, kitchen, dining area, and laundry room, while the lower-level hosts two bedrooms with walk-in closets and a full bathroom. This condo-titled building has excellent upside potential, conveniently located less than one block away from Bowness High School and the Bowness Community Centre. Situated on a sizable M-C1 lot measuring 18,000 sqft, 120 ft. x 150 ft. The property is fully leased, with each townhome having separate entrances and just around 950 sqft of rentable space. Additionally, each unit features its own furnace and hot water tank, with tenants responsible for their own utilities. Rear parking has 12 stalls, each equipped with electrical hook-ups, supplemented by plenty of street parking. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary, Market Mall, and easy access to the Trans-Canada Highway.