

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4901 BOWNESS ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26103


**MLS ID:**  
A2147664

**\$3,950,000**



 **DAVID CAMPBELL**  
 (403) 228-4158

 D.C. & Associates Realty  
 403-228-4158

 4901 Bowness Road NW, Calgary, Alberta T3B 1H1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 47
<b>Zoning</b> M-C1	<b>Subdivision</b> Montgomery	<b>Building Type</b> Low Rise (2-4 stories),See Remarks
<b>Year Built</b> 2024	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 1131FR	<b>Building Area (Sq. Ft.)</b> 9595.00
<b>Building Area (Sq. M.)</b> 891.40	<b>Lot Size (Sq. Ft.)</b> 8105	<b>Lot Size (Acres)</b> 0.19
<b>Construction Type</b> Composite Siding,Stucco,Wood Siding	<b>Roof</b> Asphalt/Gravel	<b>Foundation</b> Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> 9 fridges, 9 stoves, 9 dishwashers, 9 microwave ovens, 9 clothes washer/dryer sets	<b>Restrictions</b> None Known

#### Reports

Building Plans,Floor Plans,Pro-Forma

Brand new development with a proposed completion date of September 1, 2024. This is a superb rental property situated in a prime NW Montgomery location. The property features 5 - two bedroom townhouse style units and 4 - studio apartments within 9 separate municipal addresses. There are 5 oversized attached single car garages providing an excellent mix of parking and storage to the luxurious townhouse units. Additional features include 2.5 baths. Built in Murphy beds in the studio apartments and onsite bike storage. The retail and bus routes across the street offer tenants great services within feet of the front door. Floor plans with measurements along with proforma income projections are available in supplements. City of Calgary confirmation of new addressing is also available in supplements. Because this project is still under construction we respectfully request that no one go onto the property without first confirming that there will be a representative there to tour the property with you. Given the affordable studio suites included in this project we believe it will be a perfect candidate for the CMHC MLI Select program.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.