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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**
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 403-228-4158

 4901 Bowness Road NW, Calgary, Alberta T3B 1H1

Transaction Type For Sale	Title Fee Simple	Days On Market 47
Zoning M-C1	Subdivision Montgomery	Building Type Low Rise (2-4 stories),See Remarks
Year Built 2024	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 1131FR	Building Area (Sq. Ft.) 9595.00
Building Area (Sq. M.) 891.40	Lot Size (Sq. Ft.) 8105	Lot Size (Acres) 0.19
Construction Type Composite Siding,Stucco,Wood Siding	Roof Asphalt/Gravel	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Inclusions 9 fridges, 9 stoves, 9 dishwashers, 9 microwave ovens, 9 clothes washer/dryer sets	Restrictions 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.

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