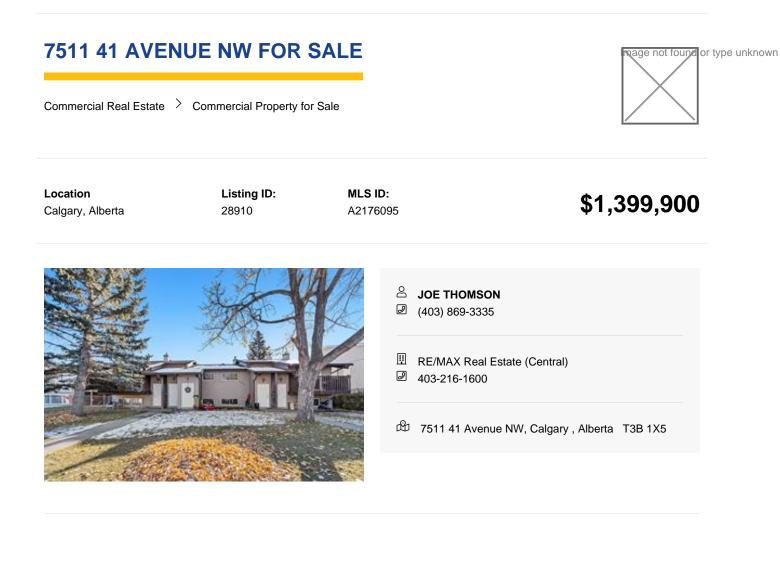


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Days On Market Zoning Transaction Type For Sale 220 M-C1 Subdivision **Building Type** Year Built Bowness Free-Standing 1978 Structure Type **Property Type Property Sub Type** Five Plus Commercial Multi Family Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 4451.00 7910051 413.51 Lot Size (Sq. Ft.) Lot Size (Acres) Roof 7351 0.17 Asphalt Shingle Inclusions Restrictions Heating Forced Air, Natural Gas n/a None Known

Reports Floor Plans

This well-maintained 5-plex offers an exceptional opportunity for investors in the highly sought-after neighborhood of Bowness. This property combines convenience with solid returns. 4/5 units are currently occupied with month-to-month tenants, providing flexibility for rental adjustments or redevelopment. Situated close to schools, parks, shopping, and transit, this property is ideal for investors looking to expand their portfolio with a low-maintenance, income-generating asset in a fantastic location. Don't miss this chance to secure a valuable piece of Calgary's thriving rental market.

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