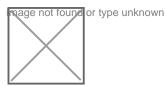


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4901 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

29156

MLS ID:

A2147664

\$3,950,000



△ DAVID CAMPBELL

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rPr

4901 Bowness Road NW, Calgary , Alberta T3B 1H1

Transaction Type

For Sale

Title

Fee Simple

Days On Market

224

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

Building Area (Sq. Ft.)

9595.00

Building Area (Sq. M.)

891.40

Lot Size (Sq. Ft.)

8105

1131FR

Lot Size (Acres)

0.19

Construction Type

Composite Siding, Stucco, Wood Siding

Roof

Asphalt/Gravel

Inclusions

Foundation

Poured Concrete

Heating

Forced Air, Natural Gas

9 fridges, 9 stoves, 9 dishwashers, 9 microwave ovens, 9 clothes

washer/dryer sets

Restrictions

None Known

Reports

Building Plans, Floor Plans, Pro-Forma

Construction is now completed. Occupancy permits released. Brand new development. 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 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. 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.

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