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## 7716 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32651


**MLS ID:**  
A2266883

**\$2,900,000**



 **TIMOTHY REID**  
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 Comox Realty  
 403-456-3688

 7716 Bowness Road NW, Calgary , Alberta T3B 0H1

**Transaction Type**

For Sale

**Days On Market**

51

**Zoning**

MC-2

**Subdivision**

Bowness

**Year Built**

2009

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

1110668

**Building Area (Sq. Ft.)**

8800.00

**Building Area (Sq. M.)**

817.54

**Construction Type**

Concrete,Stucco,Wood Frame

**Heating**

Hot Water,Natural Gas

**Inclusions**

8 fridge, 8 stove, 8 dishwashers, 8 hoodfans, washers/dryers owned by the building

**Restrictions**

Restrictive Covenant

**Reports**

Appraisal,Other Documents

This is a great investment opportunity in the sought after community of Bowness. This well maintained townhouse complex has excellent curb appeal with durable stucco and is very centrally located on bowness road having great access to all the community amenities. Higher quality construction compared to other rental buildings - granite counters, stainless steel appliances, hardwood floors and attractive stained cabinets. You have a superior suite mix with ( 6 –2 bdrm, which range from 850, 900, & 1,300 sqft sizes). (2 – 3 bdrm units which, are 1,350 sqft). The tenants love the HEATED UNDERGROUND parkade with 10 parking stalls, PLUS a heated driveway. Lower cost of operating with efficient boiler heating and tenants pay electricity. This 8 unit inner city gem is located within walking distance to transit all amenities, restaurants, public library and one of the most beautiful parks in Calgary - Bowness Park. With a quick commute to work downtown, this asset is accessible for tenants that do not drive. This property also features separate titles for sale in future or you could live in one unit and live mortgage free! Contact your favorite realtor to explore this property today.

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