

\$1,150,000 - 6618 & 6620 Bowness Road Nw, Calgary

MLS® #A2125862

\$1,150,000

10 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to Bowness! This amazing turn-key, cash-flowing, legal fourplex is the perfect investment opportunity for anyone looking to add to their real estate portfolio. This property, which contains over 3,500sqft of living space, has had quite a few improvements over the last few years including a full roof replacement, a new furnace and hot water tanks on one side. More recently, one side has had new flooring installed and was recently painted. Both sides have main floors consisting of three-bedroom units. The lower floors on each side consist of two-bedroom units. Each unit also has its own laundry in-suite and each side contains dual hot water tanks. The main floor units walk out to spacious balconies, perfect for BBQs. The south facing balconies will bring you plenty of sunlight all day long. Each side is individually titled with the total lot size being 50 x 125 and M-C2 Zoning for anyone looking to build in the future. The fourplex has been professionally managed with regular inspections. All tenants have been long term residents and would like to stay. For those who love to spend time outdoors, you are steps away from parks, the pathway system, and a short walk to plenty of restaurants, cafes and shopping nearby. The ideal location is also a quick walk to the Bow River, with the magnificent Rocky Mountains only a one hour drive away.

Built in 1975



Essential Information

MLS® #	A2125862
Price	\$1,150,000
Sold Price	\$1,140,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,833
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6618 & 6620 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0G1

Amenities

Parking Spaces	4
Parking	Alley Access, Assigned, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 6th, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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