

\$1,250,000 - 7712 Bowness Road Nw, Calgary

MLS® #A2127834

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,500 sqft

Multi-Family on 0.17 Acres

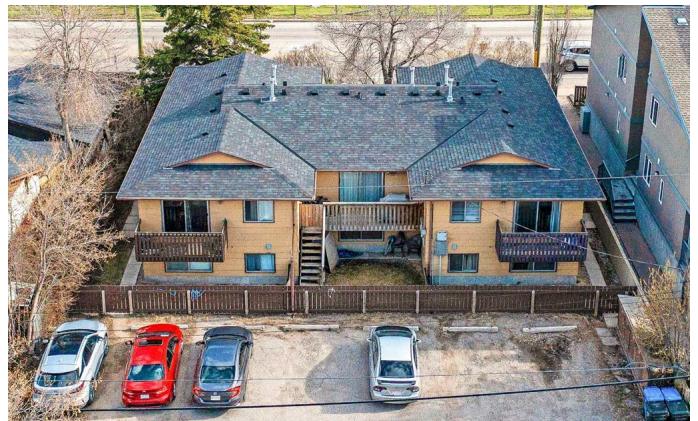
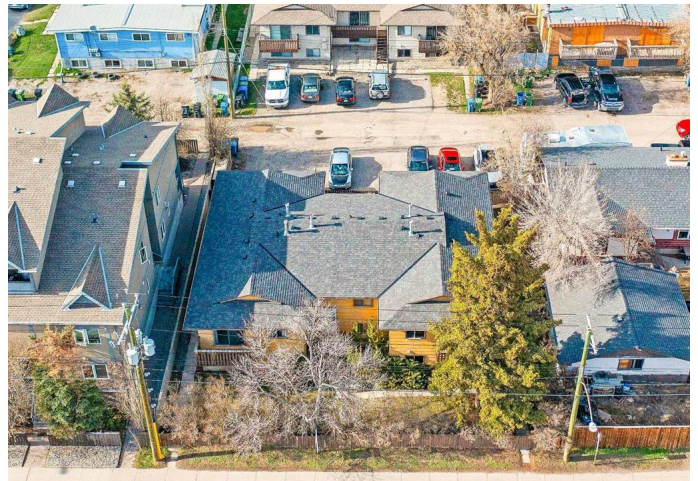
Bowness, Calgary, Alberta

INVESTOR ALERT! RARE OPPORTUNITY to own a revenue generating 5-plex in the sought-after community of Bowness, NW Calgary! This building sits on an M-C2 zoned lot and consists of 5 townhouse-style bi-level units, each with its own separate entrance. Each unit has approx. 990 square feet of fully developed living space (approx. 505 SQ FT above grade and 485 SQ FT below grade). Each unit has 2 bedrooms + 1 bathroom + in-suite laundry + balcony + assigned parking stall(s). Each unit is separately metered and has its own furnace, electrical panel, and hot water tank, and the tenants pay all of their own utilities. There are 7 assigned parking stalls at the back of the building, via back-alley access, and each stall has a dedicated plug-in that corresponds with its unit. Most of these units have had renovations over the years, including newer flooring (ceramic tile, laminate), newer paint, and some newer appliances. New asphalt roof shingles were installed in October, 2022! No pets and no smoking in this building, and the units are always easily rented. Close to schools, retail/shopping, Calgary Transit, the Bow River, Bowness Park, the University of Calgary, etc.! Don't miss out, call now!

Built in 1972

Essential Information

MLS® #	A2127834
Price	\$1,250,000



Sold Price	\$1,325,000
Bathrooms	0.00
Square Footage	2,500
Acres	0.17
Year Built	1972
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Bi-Level, Townhouse
Status	Sold

Community Information

Address	7712 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H1

Amenities

Parking Spaces	7
Parking	Alley Access, Assigned, Off Street, Outside, Parking Lot, Parking Pad, Plug-In, See Remarks, Side By Side, Stall, Varies by Unit

Interior

Interior Features	Master Downstairs, See Remarks, Separate Entrance, Storage
Appliances	See Remarks
Heating	Sep. HVAC Units, Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Near Shopping Center, Near Ski Hill, Level, Near Public Transit, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	May 9th, 2024
Days on Market	2
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office MaxWell Capital Realty

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