



**PRICE REDUCED**

## Multi-Family Investment Opportunity

12 Condo Titled Bi-Level 2 Bedroom Townhomes

4607 - 4611 73 Street NW | Calgary, Alberta

LOCATION	4607 - 4611 73 Street NW
LEGAL	7811038 Lot 1 - 12
YEAR BUILT	1977
COMMUNITY	Bowness
SITE SIZE	18,000 SF
RENTABLE AREA	11,364 SF
FLOORS	2
# OF UNITS	12
PARKING	12 Surface Stalls
CONSTRUCTION TYPE	Wood-frame
UNIT MIX	12 - 2BR, 1BTH (950 SF)
ZONING	M-C1 Multi-Residential-Contextual Low Prof.



**PROXIMITY TO DOWNTOWN CALGARY**

15 min drive, 35 min bike



**SURROUNDED BY AMENITIES**

Less than a block to Bowness High School and Bowness Community Centre with hockey arena, pickleball courts and pub



**ACCESS TO TRANSIT**

Plenty of nearby bus stops



**WALK SCORE**

Walking distance to Bow River path



**VERY BIKEABLE**

35 min bike to downtown and nearby biking path along Bow River



**PROPERTY DETAILS**

Municipal Address:

4607 - 4611 73 Street NW

# Units: 12 townhomes

Suite mix:	Unit Type	# Of Units	Unit Size
	2 Bed 1 Bath	12	950 SF

Parking: 12 surface stalls

Asking Price: ~~\$3,565,000~~ \$3,318,000

**PROPERTY HIGHLIGHTS**

- 12 bi-level strata titled townhomes
- Laundry hook-up in each unit
- Option to build a second bathroom
- New development happening all throughout Bowness
- Each unit has furnace and hot water tank
- Lot measuring 120 ft. x 150ft
- Parking stalls each with electrical hook-ups

# FOR SALE | 12 CONDO TITLED BI-LEVEL TOWNHOMES

