



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

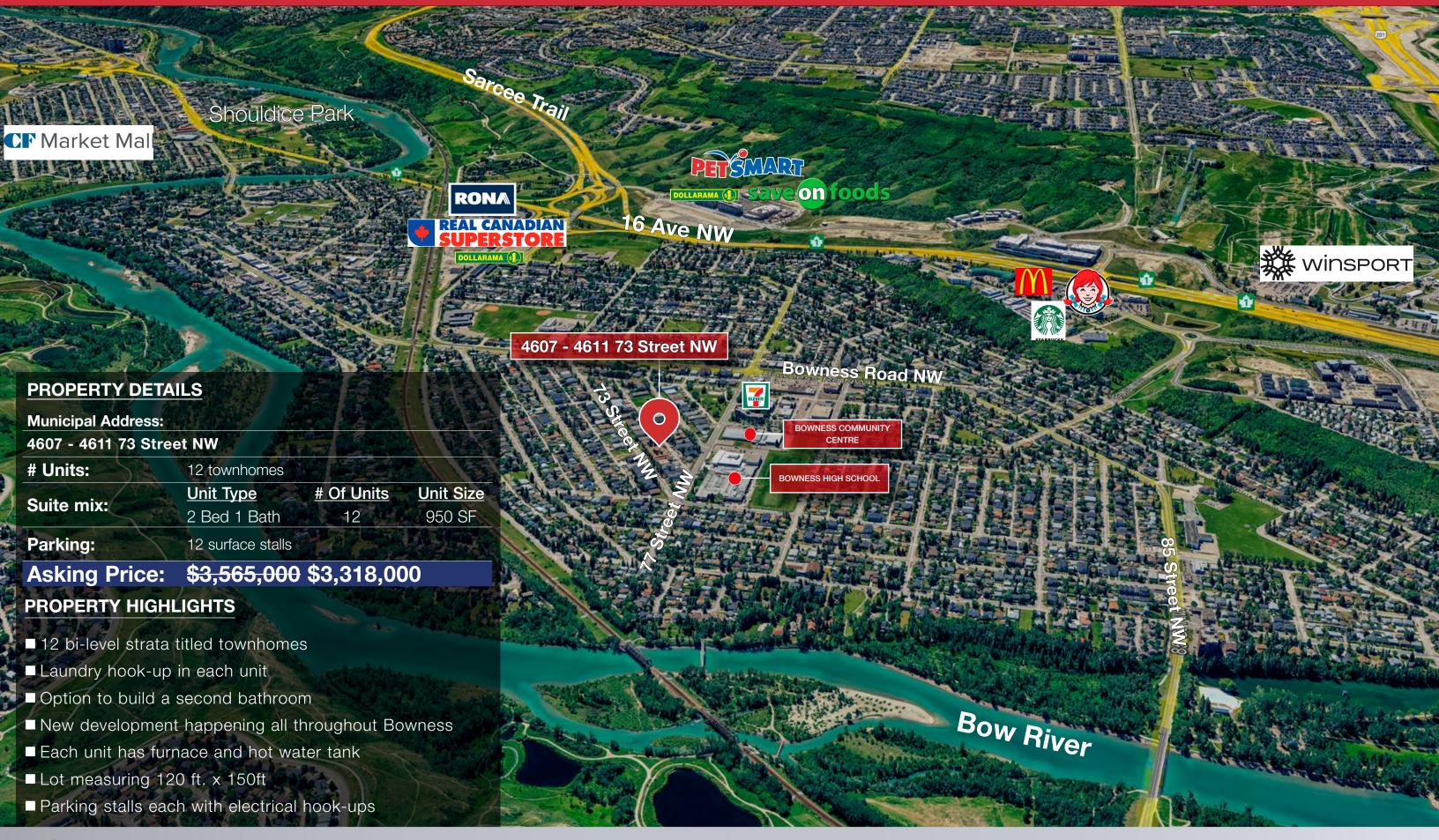
Walking distance to Bow River path



## VERY BIKEABLE

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







# FOR SALE | 12 CONDO TITLED BI-LEVEL TOWNHOMES



















