



8 Unit Building

7716 Bowness Road NW



Underground
Heated Parkade



Generously
Sized Units



Balconies

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7716 Bowness Road NW

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!

**Seller may consider Vendor financing OAC*.

Data room with additional details/Pro Forma available Upon Request

Property Highlights:

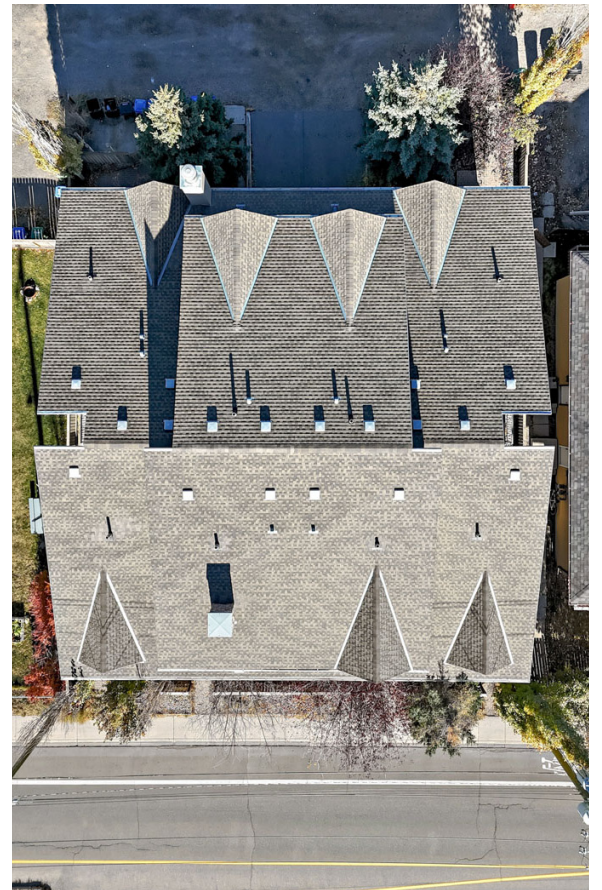
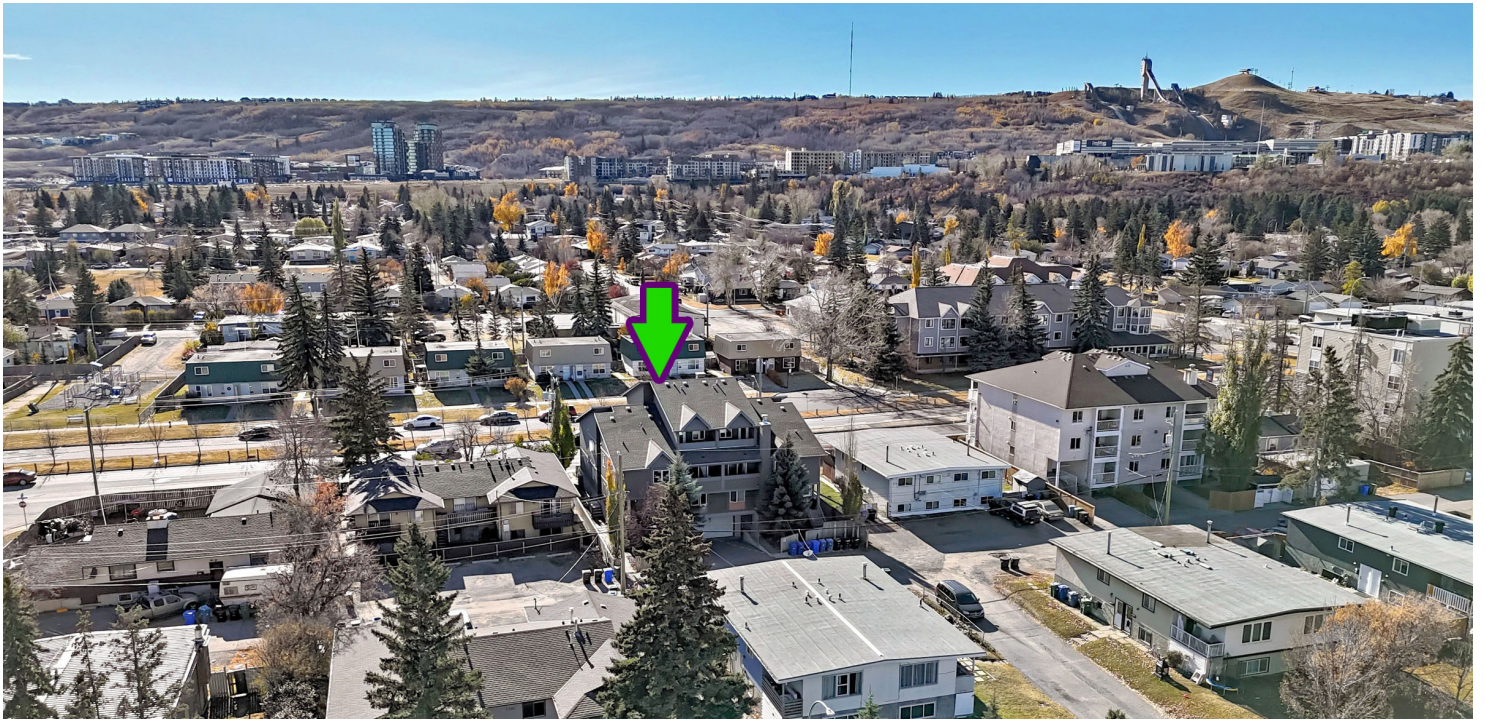
8 units	Underground Heated Parkade 10 stalls
6-2 bedroom units	Condo grade finishes
2- 3 bedroom units	Generous sized units
Appraisal available on request	Balconies

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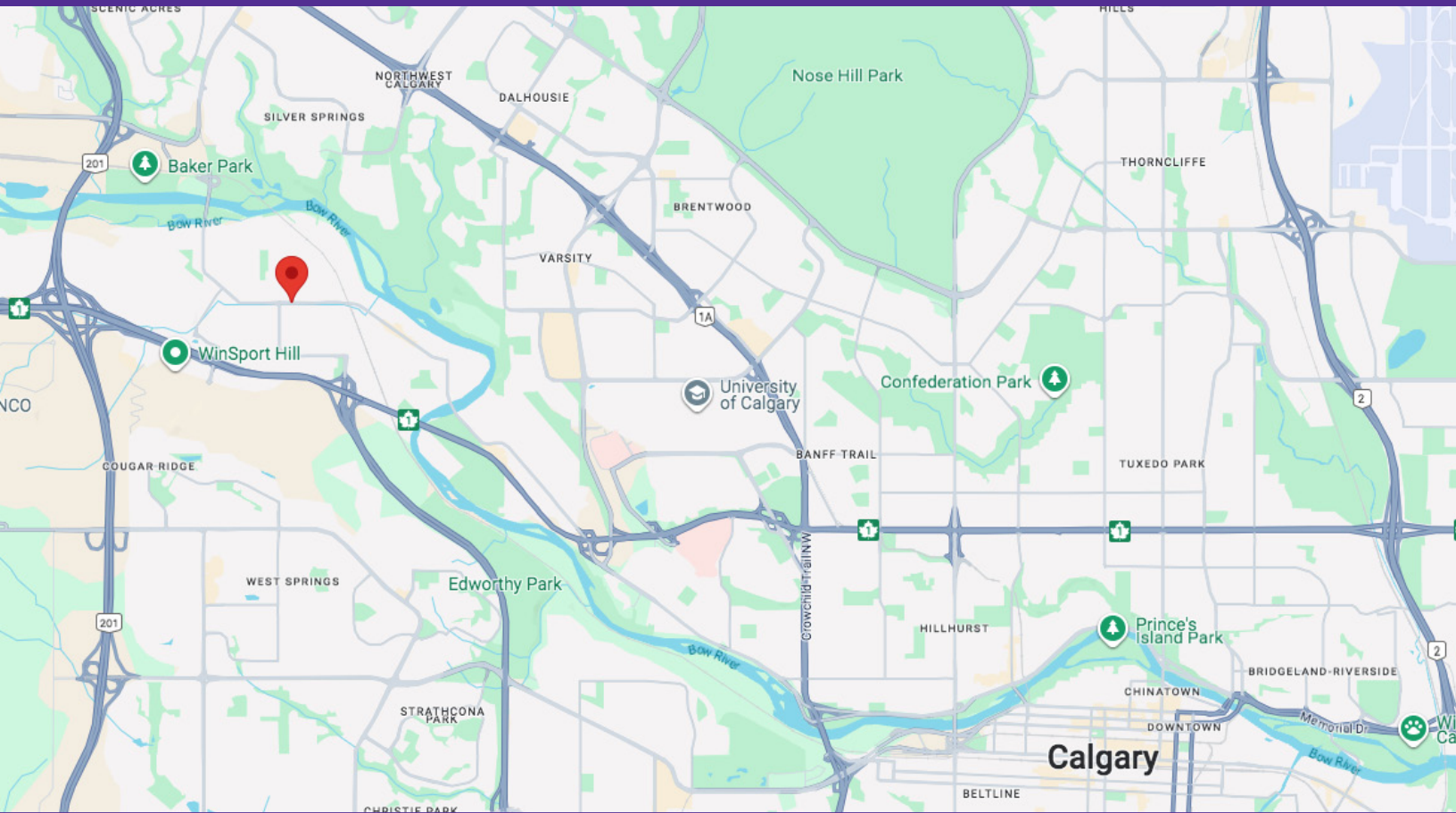


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