

\$3,100,000 - 7716 Bowness Road Nw, Calgary

MLS® #A2266883

\$3,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

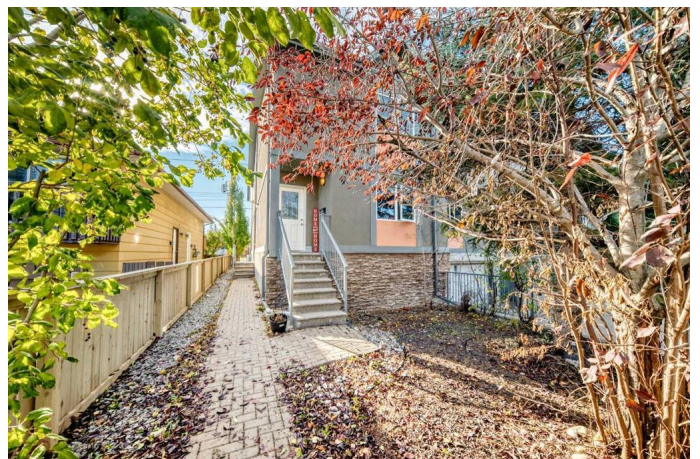
Bowness, Calgary, Alberta

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! Contact your favorite realtor to view today. **Seller may consider Vendor financing OAC*.

Built in 2009

Essential Information

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Price	\$3,100,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	7716 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H1

Amenities

Parking Spaces	10
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Interior

Heating	Hot Water, Natural Gas
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Exterior

Construction	Concrete, Stucco, Wood Frame
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Additional Information

Date Listed	October 24th, 2025
Days on Market	11
Zoning	MC-2

Listing Details

Listing Office	Comox Realty
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