



## 3915 73 Street Calgary Alberta

\$3,500,000

Discover an extraordinary opportunity to secure a premier investment property, meticulously crafted by MCA Construction Group and nestled in the vibrant community of Bowness, Calgary. This investment gem stands as a beacon of potential in one of Calgary's most promising locales, offering a seamless blend of quality, location, and strong future returns. Boasting an enviable position, this property places tenants within easy reach of Calgary's key attractions and institutions. It's a mere 6-minute journey from the serene Bowness Park, 8 minutes from the bustling Market Mall, and within a 10-14 minute radius from esteemed educational institutions such as the University of Calgary, Ambrose University, and SAIT. It is also in a 10-14 radius of Alberta Children's Hospital and Foothills Hospital. This strategic location underscores the unparalleled appeal of this investment. This turnkey property is a rare find, presenting a unique opportunity to invest in a brand-new construction designed to attract premium rental returns. Additionally, the potential to leverage the CMHC Select Financing program offers an enticing avenue to finance your investment under exceptionally attractive terms, enhancing the financial viability of this venture. We're on hand to provide detailed insights into this advantageous financing option upon request. Spanning almost 9,000 sq ft of sophisticated living space, the property comprises eight units split between four expansive 3-bedroom, 2.5-bathroom upper units (each 1,533 sq ft) and four generous 1-bedroom, 1-bath lower units (each 680 sq ft). Each unit is a testament to modern design and convenience, featuring in-suite laundry, with the lower units also offering in-suite bike parking. These units have been thoughtfully designed to cater to the high-end rental market, ensuring a desirable living experience for tenants and a lucrative investme...

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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca