

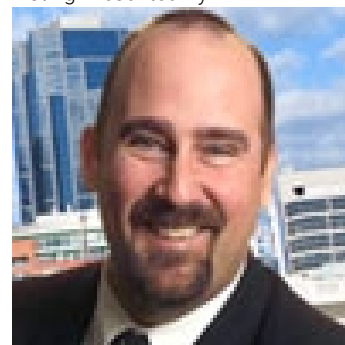


# 147716 Bowness Road Calgary Alberta

\$2,300,000

Amazing investment opportunity in the heart of trendy Bowness! Constructed in 2009, this 8-unit townhouse complex holds 8 separate titles allowing for investment flexibility. Offering 4 different floor plans this property will appeal to a broad range of tenants - 2 x 2 level 2 bedroom (approx. 900 sq ft), 2 x single level 2 bedroom + den (approx. 850 sq ft), 2 x three level 2 bedroom (approx. 1,300 sq ft) and 2 x 2 level 3 bedroom (approx. 1,350 sq ft). Modern finishes can be found throughout including granite counters, stainless steel appliances, hardwood floors and espresso-stained cabinets. There are separate electrical meters for all units with the building heated by baseboard hot water heating. There are 10 underground parking stalls with heated parkade and driveway. All mechanical is easily accessible in the lower parkade. The stucco exterior is low-maintenance and has excellent curb appeal. Ideally located within walking distance to all amenities, trendy shops and Bowness Park, a quick commute to Downtown. Minutes to the Foothills Medical Campus and University of Calgary. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.zaharko.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)