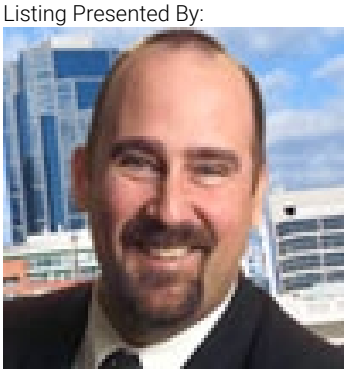


4632 85 Street Calgary Alberta

$2,850,000

BRAND-NEW 8-UNIT MULTIFAMILY INVESTMENT PROPERTY IN BOWNESS, CALGARY! Eight self-contained residential units, four legal basement suites, over 7,400 sq. ft. of combined living space, and a projected 5.32% cap rate make this purpose-built fourplex a compelling opportunity for investors seeking Calgary rental income property.Designed for long-term rental appeal, the property features four spacious above-grade residences, each offering approximately 1,200+ sq. ft. of bright, modern living space. Open-concept layouts, large windows, contemporary finishes, and functional floor plans create attractive homes for a range of tenants. Complementing the main residences are four fully legal basement suites of approximately 620 sq. ft. each, with separate private entrances and thoughtfully planned interiors. This efficient eight-unit configuration creates multiple potential income streams within a single investment property.Located in northwest Calgary's established Bowness community, the property offers convenient access to the Bow River, Bowness Park, WinSport's Canada Olympic Park, major commuter routes, shopping, restaurants, and downtown Calgary. Bowness combines mature neighbourhood character with ongoing infill development, offering an appealing setting for a modern multifamily rental property.As new construction, the building features contemporary architecture, modern building systems, and durable exterior materials, with the potential for lower near-term maintenance compared with older rental properties. Separate suite entrances and an efficient unit mix support flexible leasing and practical long-term management.The investment pro forma indicates a projected 5.32% capitalization rate and 1.17 debt service coverage ratio (DSCR). A detailed pro forma outlining projected rental income, operating expenses, and assumptions is available for review. The property may also qua...

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