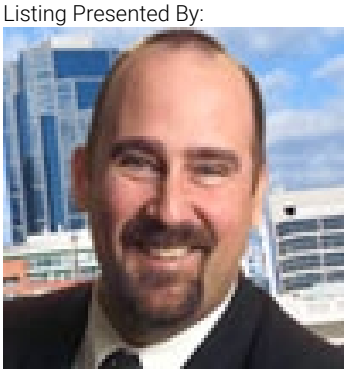


6131 Bowness Road Calgary Alberta

$1,289,000

ATTENTION CALGARY REAL ESTATE INVESTORS! Discover an opportunity to own a fully conforming, four-unit residential investment property in the heart of Bowness. Whether you are expanding an established portfolio or seeking a multi-family property with room to grow, 6131 Bowness Road NW offers a combination of existing rental income, a proven rental history and future upside. Built in 1969, this impeccably maintained Four-plex features three, three-bedroom suites and one, two-bedroom suite, an attractive unit mix that appeals to a broad range of tenants. All four residences are accessed from an upgraded central interior hallway, with a shared laundry room in the basement. A rear parking pad provides four off-street parking spaces. The building is heated by a central gas-fired hot-water boiler that has been serviced annually, and improvements to attic ventilation, including vents and fans, were completed in 2025. The potential extends beyond existing income. One of the three-bedroom suites has been renovated, demonstrating the potential to reposition additional units over time and pursue increased rental revenue as leases turn over and market conditions permit. For a long-term investor, the opportunity to thoughtfully modernize the remaining interiors creates an appealing path to enhancing tenant experience and strengthening income performance. Opportunities to review utility arrangements and common-area laundry operations to improve efficiency and revenue, applicable requirements and tenant agreements. Location adds another layer of appeal. Bowness is one of Calgary's most established northwest communities, known for its neighbourhood character, local businesses, restaurants, shops and access to outdoor recreation. Transit, major routes and the Bow River pathway network are accessible, with Bowness Park nearby. The setting offers tenants a practical balance of everyda...

Listing Presented By:



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