



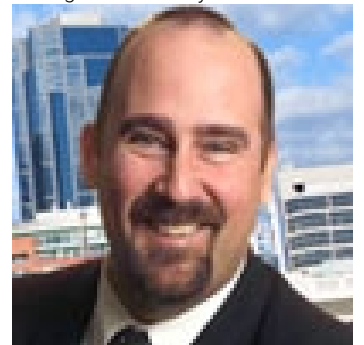
## 8140 46 Avenue Calgary Alberta

\$1,650,000

INVESTORS! 4 LEGAL SUITES- Introducing a rare opportunity to secure your financial future in the heart of Bowness. Investors will delight in the potential this property holds, as Bowness stands as a testament to Calgary's burgeoning real estate market. With 4 units in this prime location, you're not just acquiring a home; you're securing a stake in Calgary's future. For those keen on rental income, look no further than the comparables on platforms like RentFaster to witness the lucrative potential that awaits. Bowness's popularity ensures a steady stream of tenants eager to experience the tranquility of the area while being just a stone's throw away from urban conveniences. One of the most enticing aspects of this luxury 4 unit duplex is its status as a new build. Say goodbye to the worries of constant repairs and maintenance that older properties often demand. With a fresh construction, you're not only giving contemporary living experience for your tenants but also buying yourself years of peace of mind. Your investment can thrive without the headaches that come with aging properties, as the construction quality and warranty offer a cushion against unexpected expenses.

(id:6769)

Listing Presented By:



Originally Listed by:  
GREATER PROPERTY GROUP

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
darylcarlson@shaw.ca