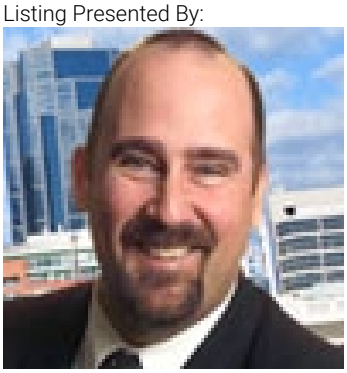



# 8319 44 Avenue Calgary Alberta

$2,900,000

Welcome to 8319 44 Avenue NW, a brand new, purpose built fourplex with 4 fully legal basement suites, offering a total of 8 self contained rental units in Bowness, one of Calgary's established and increasingly sought after inner-city communities. This is an excellent opportunity to acquire a modern, turnkey multifamily investment, ready for possession and perfectly timed for the spring rental season.Situated on a quiet residential street, this property offers a fantastic combination of rental potential, natural surroundings, and convenient access to major amenities. Bowness is known for its mature trees, established neighbourhood character, and proximity to Bowness Park and the Bow River pathways, making it a favourite for outdoor enthusiasts, families, and professionals alike. Enjoy quick access to major roadways, the University of Calgary, Foothills Medical Centre, and other key employment and education hubs.The property features four spacious, two storey upper units, each offering 3 bedrooms and 2.5 bathrooms, complemented by a fully legal two bedroom basement suite. Large windows throughout the upper units create bright, welcoming living spaces, while the raised basement suites feature above grade windows for added natural light. Each lower suite includes two bedrooms, a generously sized living area, and a functional kitchen, making them ideal for long term rental accommodation.The south facing backyard allows for plenty of natural sunlight, including for the rear units. A detached 4 car garage adds valuable off street parking and storage, further enhancing the property's appeal to tenants.From an investment standpoint, eight self contained units, modern construction, legal basement suites, and a desirable inner-city location create an attractive opportunity for investors seeking to build a strong rental portfolio. Bowness continues to appeal to tenants looking...

Listing Presented By:



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