

\$798,800 - 3915 73 Street Nw, Calgary

MLS® #A2263661

\$798,800

3 Bedroom, 2.00 Bathroom, 866 sqft
Single Family on 0.01 Acres

Bowness, Calgary, Alberta

Seize a rare opportunity to invest in a purpose-built multi-residential development in the dynamic and growing community of Bowness, Calgary. This project—meticulously designed by MCA Construction Group—comes with a fully approved Development Permit with the Building Permit underway, putting you on the fast track to construction and returns. This critical milestone significantly reduces development risk and accelerates your timeline to completion. Additionally the DP levy has been fully paid. Strategically located, this investment property is positioned to attract strong tenant demand. It's just 6 minutes from the tranquil Bowness Park, 8 minutes from Market Mall, and within a 10–14 minute commute to the University of Calgary, SAIT, Ambrose University, Alberta Children's Hospital, and Foothills Medical Centre. This prime location ensures long-term rental stability and appeal. Spanning nearly 9,000 sq ft of livable space, the project features eight thoughtfully designed units: Four spacious 3-bedroom, 2.5-bathroom upper units and Four well-appointed 1-bedroom, 1-bath lower units. All units include in-suite laundry, with lower units also offering in-suite bike parking. These homes are tailored for the high-end rental market, combining modern design, functionality, and comfort to maximize tenant satisfaction and rental yield. This is a turnkey development opportunity with the potential to leverage CMHC Select Financing. With all



major approvals in place and construction services available through MCA Construction Group, this is a rare opportunity to invest in a brand-new, purpose-built multifamily project with minimal friction. Whether you're a seasoned investor or looking to expand your portfolio with a high-quality asset, this property represents a unique chance to capitalize on Calgary's rental market with confidence. With key approvals already in place, the path to construction and income is clear—this is your opportunity to build in one of Calgary's most promising neighborhoods.

(id:6289)

Built in 1956

Essential Information

Listing #	A2263661
Price	\$798,800
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	866
Acres	0.01
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3915 73 Street Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2L8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks, Back lane

Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	None
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	TREC The Real Estate Company
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