

3915 73 Street NW
Calgary, Alberta

MLS # A2263661

\$798,800

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	High Efficiency	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub		

Inclusions: None

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.