ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED

FOR SALE

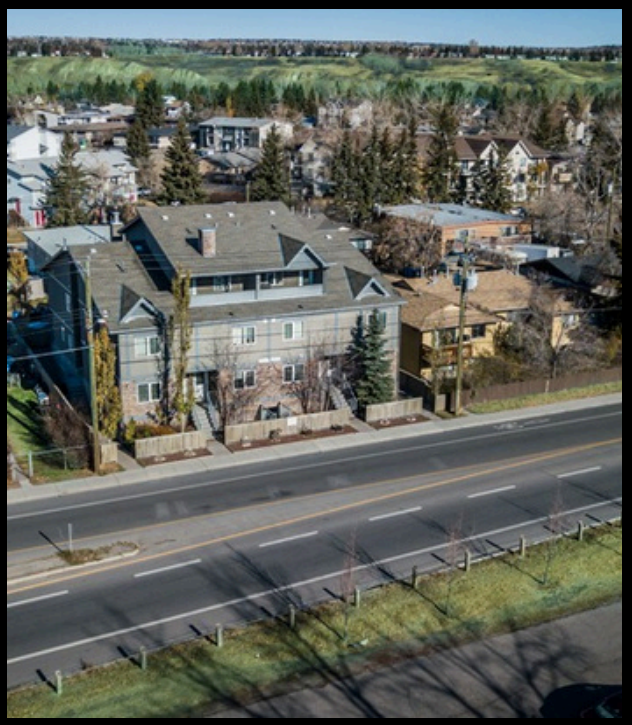
7714 & 7716 BOWNESS RD NW



8 UNITS - 8 SEPARATE TITLES

REVENUE GENERATING PROPERTY IN IDEAL LOCATION





LOCATION - BOWNESS

Sale Price: $2,300,000

Possession: Negotiable



PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT

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- 8 Individually Titled Units
- Ideal location close to transit and walking distance to all amenities
- Income Generating: Rented with Current Income of $13,735/ mo. Tenants pay Hydro
- No Condo Fees

7714 & 7716 Bowness Rd NW - Rent Roll & Expenses

Unit	Building	Beds	Rent**
1	7714	2	$ 1,750.00
2	7714	2 + Den	$ 1,500.00
3	7714	3	$ 2,350.00
4*	7714	2	None
1	7716	2	$ 1,815.00
2	7716	2 + Den	$ 2,170.00
3	7716	3	$ 2,300.00
4	7716	2	$ 1,850.00
		Gross Monthly	**$ 13,735.00**

Gross Rents Monthly	$	13,735.00
Gross Rents Annually	$	164,820.00

Approx Expenses per annum		
Taxes	$	21,129.00
Utilities	$	6,800.00
Insurance	$	9,492.00
Maintenance	$	6,640.00
Total	$	44,061.00
Approx Monthly Expenses	**$**	**3,671.75**
Approx Monthly Net	**$**	**10,063.25**

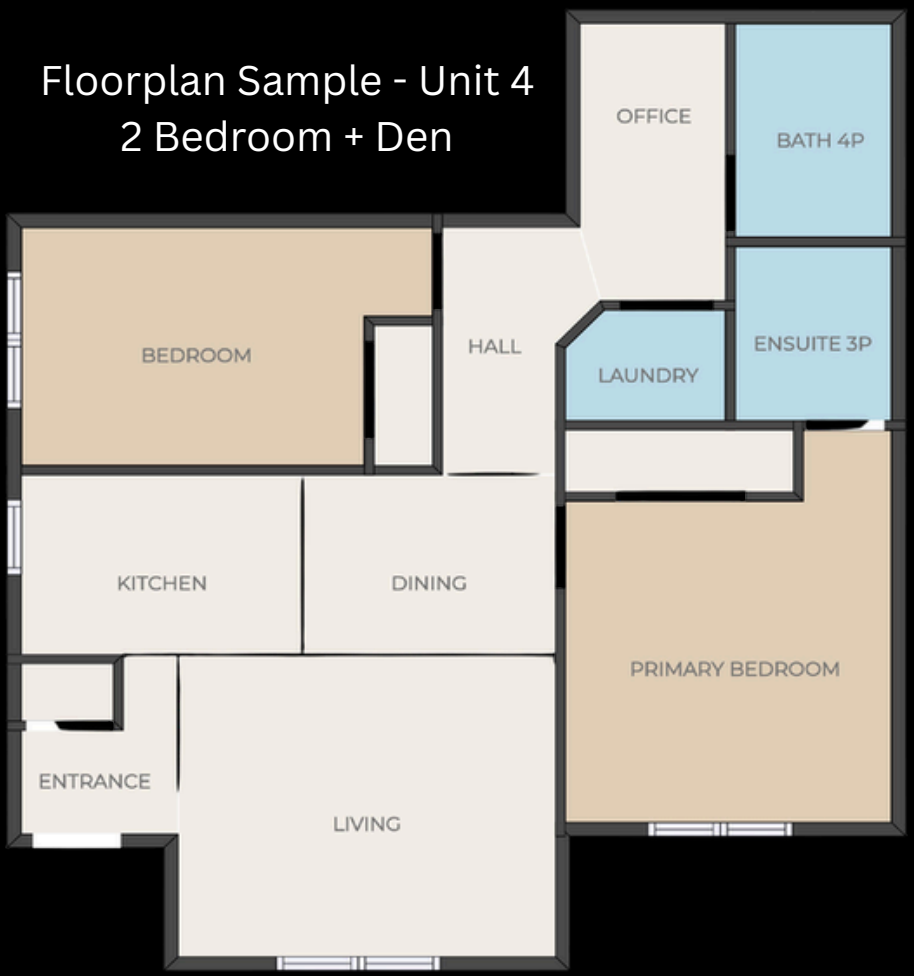
*Owner Residence

**Heat & Water Included - Pay Hydro

These amounts are approximate, and not guaranteed by the seller.

Suite Type	No. of Units	Approx Size (sf)	Bathrooms	Layout
2 Bedroom	2	900	1.5	2 Level
2 Bedroom + Den	2	850	2.0	Single Level
2 Bedroom	2	1,300	2.5	3 Level
3 Bedroom	2	1,350	3.0	2 Level

Floorplan Sample - Unit 4
2 Bedroom + Den







Amazing investment opportunity in the heart of trendy Bowness! Constructed in 2009, this 8-unit townhouse complex holds 8 separate titles allowing for investment flexibility. Offering 4 different floor plans this property will appeal to a broad range of tenants - 2 x 2 level 2 bedroom (approx. 900 sq ft), 2 x single level 2 bedroom + den (approx. 850 sq ft), 2 x three level 2 bedroom (approx. 1,300 sq ft) and 2 x 2 level 3 bedroom (approx. 1,350 sq ft). Modern finishes can be found throughout including granite counters, stainless steel appliances, hardwood floors and espresso-stained cabinets. There are separate electrical meters for all units with the building heated by baseboard hot water heating. There are 10 underground parking stalls with heated parkade and driveway. All mechanical is easily accessible in the lower parkade. The stucco exterior is low-maintenance and has excellent curb appeal. Ideally located within walking distance to all amenities, trendy shops and Bowness Park, a quick commute to Downtown. Minutes to the Foothills Medical Campus and University of Calgary.













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