

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

MLS® #A2263661

\$798,800

3 Bedroom, 2.00 Bathroom, 866 sqft
Residential 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 projectâ€™s meticulously designed by MCA Construction

Groupâ€™s 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. Itâ€™s just 6 minutes from the tranquil Bowness Park, 8 minutes from Market Mall, and within a 10â€™14 minute commute to the University of Calgary, SAIT, Ambrose University, Alberta Childrenâ€™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 (1,533 sq ft each) and Four well-appointed 1-bedroom, 1-bath lower units (680 sq ft each)

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.

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2263661 |
| Price | \$798,800 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 866 |
| Acres | 0.01 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3915 73 Street Nw |
| Subdivision | Bowness |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 2L8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--------------------------|
| Interior Features | See Remarks, Soaking Tub |
| Appliances | None |
| Heating | High Efficiency |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance, Playground |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Unknown |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 21st, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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