

\$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€™meticulously designed by MCA Construction Groupâ€™comes with a fully approved Development Permit 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 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.

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 Full

Exterior

Exterior Features Playground, Private Entrance
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 30
Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.