6131 Bowness Road NW

Calgary | Active | MLS® A2356549

$1,289,000









Year Built	Living area
1969	**2,346.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

ATTENTION CALGARY REAL ESTATE INVESTORS! Discover an opportunity to own a fully conforming, four-unit residential investment property in the heart of Bowness. Whether you are expanding an established portfolio or seeking a multi-family property with room to grow, 6131 Bowness Road NW offers a combination of existing rental income, a proven rental history and future upside. Built in 1969, this impeccably maintained Four-plex features three, three-bedroom suites and one, two-bedroom suite, an attractive unit mix that appeals to a broad range of tenants. All four residences are accessed from an upgraded central interior hallway, with a shared laundry room in the basement. A rear parking pad provides four off-street parking spaces. The building is heated by a central gas-fired hot-water boiler that has been serviced annually, and improvements to attic ventilation, including vents and fans, were completed in 2025. The potential extends beyond existing income. One of the three-bedroom suites has been renovated, demonstrating the potential to reposition additional units over time and pursue increased rental revenue as leases turn over and market conditions permit. For a long-term investor, the opportunity to thoughtfully modernize the remaining interiors creates an appealing path to enhancing tenant experience and strengthening income performance. Opportunities to review utility arrangements and common-area laundry operations to improve efficiency and revenue, applicable requirements and tenant agreements. Location adds another layer of appeal. Bowness is one of Calgary's most established northwest communities, known for its neighbourhood character, local businesses, restaurants, shops and access to outdoor recreation. Transit, major routes and the Bow River pathway network are accessible, with Bowness Park nearby. The setting offers tenants a practical balance of everyday amenities and access to destinations across northwest Calgary. With four existing rental units, dedicated parking, shared laundry and a flexible suite mix, this property provides an established foundation for investors to evaluate. Rather than relying on a speculative development concept, buyers can consider an operating rental property today alongside a range of potential improvements for tomorrow. An investor information package, including an illustrative income and expense analysis and potential value-add scenarios, is available for qualified buyers to review. Opportunities to acquire a fully conforming Four-plex with this combination of current utility and future potential deserve a closer look. The appeal is in the added flexibility: maintain the existing rental operation while considering a phased improvement strategy that aligns with tenant turnover, available capital and long-term investment objectives. Explore what 6131 Bowness Road NW could contribute to your Calgary real estate investment portfolio. Ask for the investor package and details.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2356549
Year Built	1969
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale

Total Living Area:	2,346.5 sq. ft.
Lot Area:	7,158 sq. ft.
Lot Frontage:	51'7"
Year built:	1969 (Age: 57)
Bathrooms:	- (Full:-, Half:-)
Plan:	4610AJ
Heating:	Baseboard, Boiler, Hot Water, Natural Gas
Basement:	Full, Finished
Foundation:	Poured Concrete
Furnished:	Unfurnished
New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Garage:	No
Parking:	Alley Access, Asphalt, Assigned, Off Street, Parking Pad, Stall
Parking Covered:	4
Parking Places:	4
Parking Total/Covered:	4 / 4
Laundry Features:	Common Area
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dryer, Washer
Inclusions:	4x Refrigerator, 4x Stove, Hood fan 3x, Overhead Microwave Oven, Bike Rack
Restrictions:	None Known

Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Exterior Features:	Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Side Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Near Public Transit, Near Shopping Center, Near Ski Hill
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6131-bowness-road-nw-calgary-a2356549/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.