KPLI GLOBAL

INVESTMENT OPPORTUNITY

BOWNESS · CALGARY, AB

4627 73rd Street NW

Six-Unit Titled Townhouse Complex

6 TITLED UNITS	≈9,414 SF TOTAL SF (6 × 1,569)	$300K ASKING PRICE / DOOR

THE OPPORTUNITY

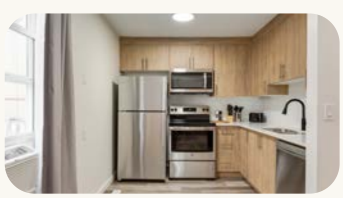
A fully renovated, condominium-titled complex across from Bowness High School.

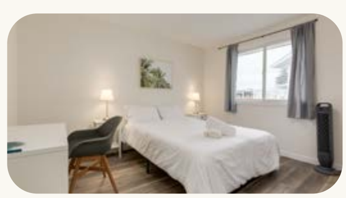
Rebuilt to the studs, this six-unit townhouse complex is condominium-titled, making it a strong buy-and-hold candidate: collect rent through the term, then sell the units off individually. Comparable titled units in the complex are trading close to $400,000, well above the $300,000 per door asking price. All six units are now fully leased at $1,800 per month, well below market. CMHC puts the average 3+ bedroom row home rent in Bowness at $2,070 as of October 2025, and a fully renovated unit is likely to rent closer to $2,300.

The existing first mortgage is assumable at a fixed 4.70%, with more than seven years remaining before its June 2033 maturity. Undeveloped basements in every unit leave further upside for the next owner.

PROPERTY DETAILS

Asking Price	$1,800,000
Units	6 × 3-Bed, ~1,569 SF
Year Built	1992
Title	Condominiumized
Occupancy	100% (6 of 6)
In-Place Rent	$1,800 / mo / unit
Stabilized Rent	$2,300 / mo / unit
Cap Rate (In-Place)	4.9% (NOI $88,424)
Assumable Mortgage	$1,543,164 @ 4.70%
Maturity	June 1, 2033
Basements	Undeveloped (Value-Add)





KPLI Global · Investment Sales

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600, 630 – 8 Avenue SW, Calgary, AB

IN-PLACE RENT ROLL

All six units fully leased.

UNIT	TYPE	SIZE (SF)	IN-PLACE RENT	LEASE EXPIRY
1	3 Bed	1,569	$1,800	Apr 2027
2	3 Bed	1,569	$1,800	Apr 2027
3	3 Bed	1,570	$1,800	New (2026)
4	3 Bed	1,570	$1,800	Mar 2027
5	3 Bed	1,569	$1,800	Apr 2027
6	3 Bed	1,569	$1,800	Sep 2026
Total	**6 units**	**9,417**	**$10,800/mo**	**$129,600/yr**

OPERATING EXPENSES — 2025 ACTUAL

Repairs & Maintenance	$3,648
Utilities (Hydro, Gas, Water, Internet)	$10,832
Property Tax	$12,504
Insurance	$14,158
Leasing Costs	$34
Total Operating Expenses	**$41,176**

$129,600
GROSS INCOME (FULL OCC.)

$88,424
NET OPERATING INCOME

4.9%
CAP RATE AT $1.8M ASK

STABILIZED PRO FORMA — THE UPSIDE

METRIC	IN-PLACE (ACTUAL)	STABILIZED
Avg Rent / Unit	$1,800	$2,300
Effective Gross Revenue	$129,600	$160,632
Total Operating Expenses	$41,176	$41,176
Net Operating Income	**$88,424**	**$119,456**
Cap Rate at $1.8M Asking	**4.9%**	**6.6%**
Implied Value at 5.25% Cap	—	**$2,275,352 ($379,225/door)**

Stabilized figures apply $2,300/unit market rent and a 3% vacancy allowance while holding 2025 actual operating expenses constant. Buyers should independently verify all figures.