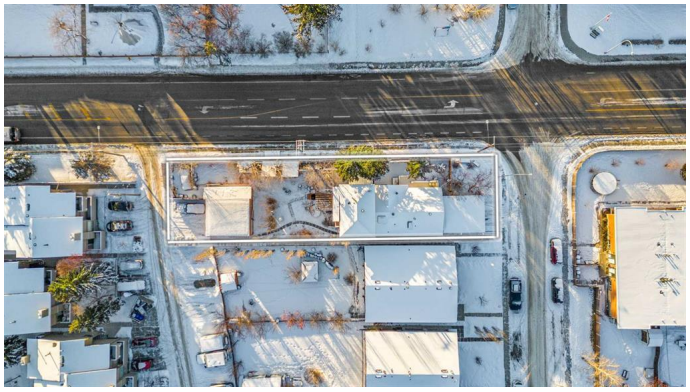
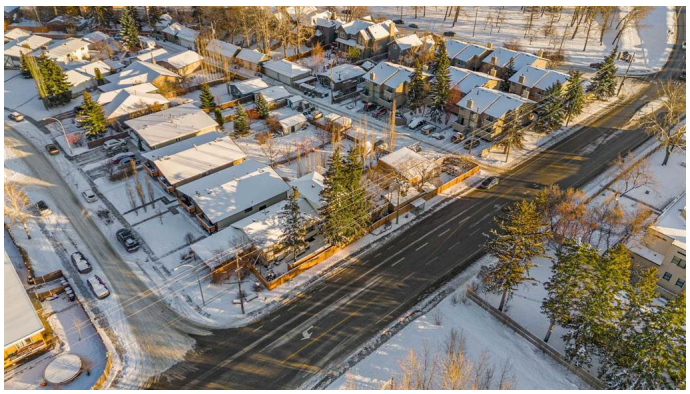
$999,000 - 5820 Bowness Road Nw, Calgary

MLS® #A2196038

$999,000
3 Bedroom, 2.00 Bathroom, 1,944 sqft
Residential on 0.22 Acres





Bowness, Calgary, Alberta

Prime Development Opportunity in the Heart of Bowness â€“ Steps from the River Seize the chance to own a prime corner lot in one of the most coveted locations in Bowness, just steps from the Bow River and surrounded by stunning estate homes that back onto the water. This MC-1 zoned property is perfectly positioned in a community undergoing rapid gentrification, making it an ideal investment for developers, investors, or those looking for a high-potential holding property. With Multi-Residential â€“ Contextual Low Profile (M-C1) zoning, this lot allows for low-profile multi-residential development, including townhomes or boutique apartments, aligning with the areaâ€™s ongoing transformation. The existing home features an illegal basement suite, offering immediate rental income while plans for redevelopment take shape. Situated in one of the most desirable pockets of Bowness, this property offers unparalleled access to the Bow River and its scenic pathways, while being just moments away from luxury estate homes that set a high standard for future value. Its prime location provides easy access to major roadways, public transit, top-rated schools, and an abundance of parks and amenities, making it an attractive choice for future residents. Whether you choose to redevelop now or hold for future appreciation, 5820 Bowness Road NW presents a rare opportunity to invest in a thriving community that continues to evolve. Opportunities like this are rareâ€”contact us

today for more details.

Built in 1965

Essential Information

MLS® #	A2196038
Price	$999,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,944
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	5820 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4Z9

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	51
Zoning	M-C1

Listing Details

Listing Office	Real Broker

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