$699,900 - 8543 Bowness Road Nw, Calgary

MLS® #A2201123

$699,900
4 Bedroom, 2.00 Bathroom, 917 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention all builders and or investors!! The climate for redeveloping in the amazing inner city area of Bowness is at IT'S HIGHEST LEVEL IN HISTORY!! Huge M-C1 zoned 50x120 lot, located in a great redeveloping area. Currently, the owner lives upstairs and there is a lower self-contained illegal walk-out suite that is vacant. There is a massive 28x24 garage c/w eleven foot high ceilings. The house requires TLC but is a great holding property for future development or start right away and take advantage of the government building incentives. Hurry on this one!!

Built in 1955

Essential Information

MLS® #	A2201123
Price	$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8543 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Stall
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	March 11th, 2025
Days on Market	51
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Real Estate (Central)

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.