

\$1,650,000 - 8508, 8512 Bowness Road Nw, Calgary

MLS® #A2203309

\$1,650,000

6 Bedroom, 3.00 Bathroom, 1,012 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

Land Assembly Opportunity in Bowness! This exceptional investment package includes 8508 & 8512 Bowness Road NW, offering a prime MC-1 zoned redevelopment opportunity with 13,024 sq. ft. of total land and an expansive 110 ft. frontage along the highly sought-after Bowness Road. Both properties generate immediate rental income while holding immense future potential. 8512 Bowness Rd NW: 3-bed, 2-bath main level + 2-bed, 1-bath illegal suite (1,012 sq. ft. RMS). Generates \$3,000/month in rental income. Includes parking pad, RV access, and ample space. Includes parking pad, RV access, and ample space. 8508 Bowness Rd NW: 2-bed, 1.5-bath home (895 sq. ft. RMS) with a single-car garage. Generates \$1,900/month in rental income. Perfect for developers and investors, these side-by-side lots offer the flexibility to build townhouses, a fourplex, or a small multi-residential project. The high-exposure location ensures excellent accessibility and future value appreciation. Prime Location Near Major Destinations: Bowness Park, Winsport (Canada Olympic Park), Market Mall, Bow River Pathway, Shouldice Athletic Park, University of Calgary & Foothills Medical Centre, Easy Access to Downtown – Quick connectivity via 16th Ave & Stoney Trail. With a combined rental income of \$4,900/month, this property offers strong cash flow while you plan your redevelopment vision. A rare opportunity in one of Calgary's most promising communities! Contact us today for



more details.

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203309 |
| Price | \$1,650,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,012 |
| Acres | 0.15 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 8508, 8512 Bowness Road Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0H7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Alley Access, On Street, Parking Pad, Rear Drive, RV Access/Parking |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances | Dishwasher, Dryer, Electric Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden |
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 137 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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