

# \$999,000 - 5820 Bowness Road Nw, Calgary

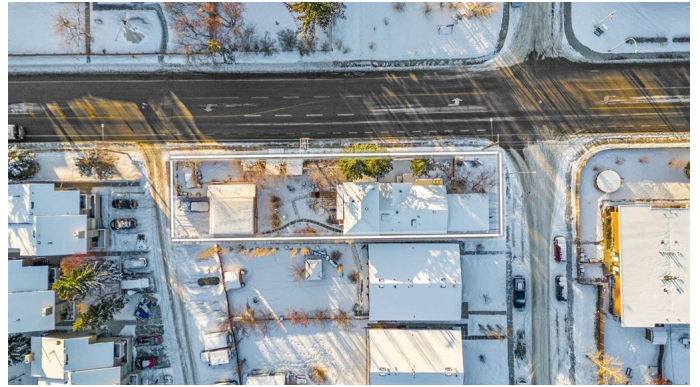
MLS® #A2196038

**\$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 – 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 – Contextual Low Profile (M-C1) zoning, this lot allows for low-profile multi-residential development, including townhomes or boutique apartments, aligning with the area’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 rare – 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, Walk-Up To Grade, Suite |

**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 | 40              |
| Zoning         | M-C1            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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