\$649,900 - 8543 Bowness Road Nw, Calgary

MLS® #A2225349

\$649,900

4 Bedroom, 2.00 Bathroom, 917 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

*****Attention all builders and or investors* The best priced M-C1 lot with an excellent holding anywhere in the city!! 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 now 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. The property is being sold as is. Hurry on this one, all reasonable offers considered!!!







Built in 1955

Essential Information

MLS® #	A2225349
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.14
Year Built	1955
Туре	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, Oversized, 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	Finished, Full, Suite, 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	May 28th, 2025
Days on Market	33
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate

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