

# \$609,900 - 8543 Bowness Road Nw, Calgary

MLS® #A2254549

**\$609,900**

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.14 Acres

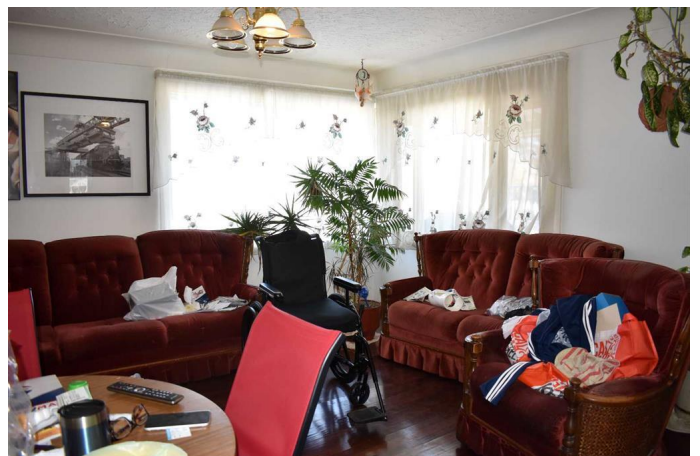
Bowness, Calgary, Alberta

Reduced to sell!! \*\*\*\*\*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® #         | A2254549    |
| Price          | \$609,900   |
| 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, 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    | September 8th, 2025 |
| Days on Market | 37                  |
| Zoning         | M-C1                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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