# \$899,000 - 8308 Bowness Road Nw, Calgary

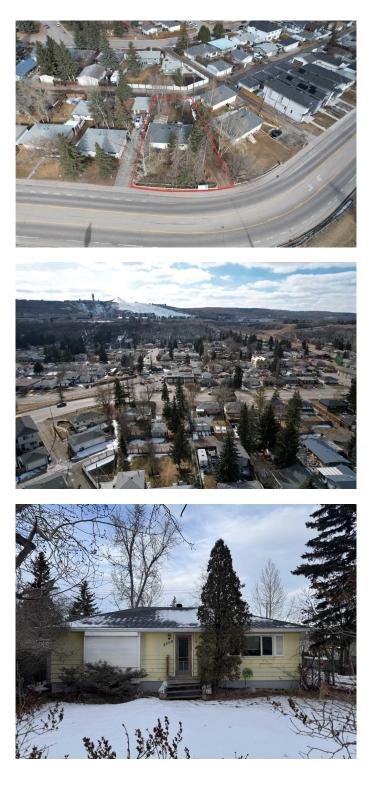
MLS® #A2196361

#### \$899,000

3 Bedroom, 2.00 Bathroom, 958 sqft Residential on 0.19 Acres

Bowness, Calgary, Alberta

DP Approved multi-family site for 5 townhomes with 5 basement suites, a total of 10 units. Situated on a massive 8300 square foot M-C1 reverse pie lot with 90' of frontage, in the heart of Bowness. An excellent opportunity to get ahead of city permitting and start the project this spring. Site plan & DP drawings available upon request This project qualifies for CMHC MLI select financing on completion and would allow for a 50 year amortization with as little as 5% down payment. Unit sizes range between 1500-1650 square feet over 3 storeys, with roof top patios, basement suites & unobstructed south views of COP. Close to public transit, Shopping, Bowness park & the **River Pathway system and Farmers Market** West.



Built in 1957

#### **Essential Information**

| MLS® #         | A2196361    |
|----------------|-------------|
| Price          | \$899,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 958         |
| Acres          | 0.19        |
| Year Built     | 1957        |
| Туре           | Residential |
| Sub-Type       | Detached    |

| Style  | Bungalow |
|--------|----------|
| Status | Active   |

# **Community Information**

| Address     | 8308 Bowness Road Nw |
|-------------|----------------------|
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0H6              |

# Amenities

| Parking Spaces | 3          |
|----------------|------------|
| Parking        | Off Street |

# Interior

| Interior Features | Open Floorplan, Laminate Counters       |
|-------------------|---|
| Appliances        | Dishwasher, Refrigerator, Electric Oven |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

# Exterior

| Exterior Features | Private Yard  |
|-------------------|---|
| Lot Description   | Back Yard, Back Lane, Irregular Lot, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete   |

# **Additional Information**

| Date Listed    | February 21st, 2025 |
|----------------|---------------------|
| Days on Market | 75                  |
| Zoning         | M-C1                |

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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