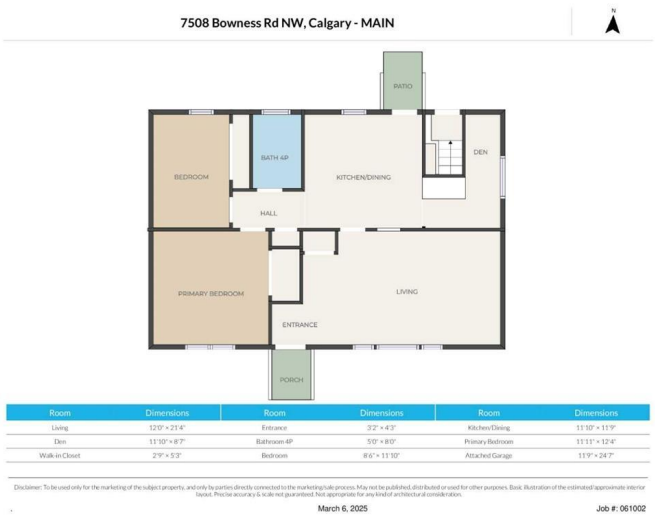
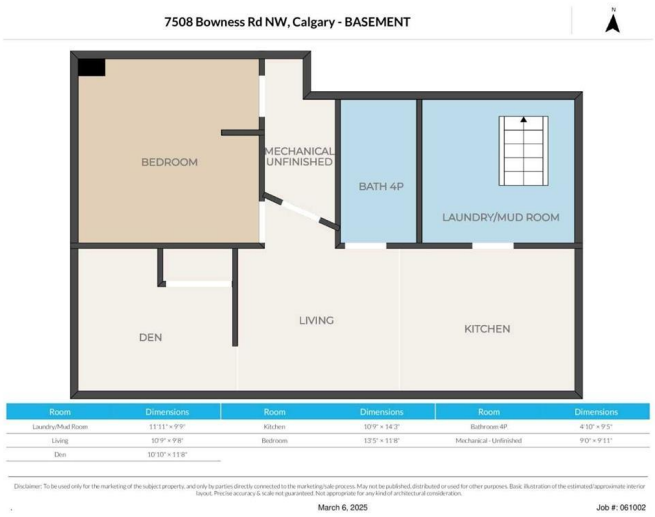
$859,900 - 7508 Bowness Road Nw, Calgary

MLS® #A2198606

$859,900
3 Bedroom, 2.00 Bathroom, 945 sqft
Residential on 0.13 Acres

Bowness, Calgary, Alberta





Welcome to 7508 Bowness RD, a 60' wide lot with increasingly rare M-C2 zoning! Bring your own creative idea's to build a small apartment style building as M-C2 is a multi-residential designation that is primarily for 3 to 5 storey apartment buildings up to 16 meters in height. With the oversized width of 60' on this property, it enables you to maximize parking and the number of units up to 15-16 units (upon city approval)

Don't want to build right away? Well great, as you have a very solid up/down style bungalow with separate entrance to an illegal basement suite. Each unit has a lease in place (upper suite is $1640 / month including utilities until end of Feb 2026 and lower illegal suite is $1400 including utilities until May 31, 2025) and features two bedrooms up, one bedroom + den downstairs, each their own laundry machines in a shared laundry room and separate entrances.

Upgrades to the home over the years include: Service upgrade to the 2 electrical panels in 2005, the back half of the house had shingles replaced in within last 5 years, the house was re stucco'd, vinyl windows installed and knockdown ceilings. Also features a front driveway that could accommodate 4 vehicles, a single rear drive pad and a single attached garage.

Excellent location in Bowness as you are steps

away from the #1 bus, a quick stroll to Bowness Mainstreet, the Bow River, Bowness Park and all levels of schools nearby including an elementary school across the street, + a short drive to C.O.P., Children's and Foothills Hospitals and 12 mins to downtown.

Built in 1956

Essential Information

MLS® #	A2198606
Price	$859,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7508 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0G9

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 7th, 2025
Days on Market	44
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Real Estate (Central)

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