# \$699,900 - 7840 Bowcliffe Crescent Nw, Calgary

MLS® #A2229945

#### \$699,900

2 Bedroom, 2.00 Bathroom, 907 sqft Residential on 0.15 Acres

Bowness, Calgary, Alberta

Excellent Investment Opportunity! This desirable corner lot offers a generous total area of 6,748 sq ft and is ideally suited for investors and builders. Fourplex architectural drawings are ready to apply for a development permit, as shown in the pictures. Conveniently located close to schools, shopping centres, parks, and restaurants, with easy access to 16 Avenue(Trans-Canada Highway) and major routes. Don't miss your chance to grab a corner lot in a well-connected area.



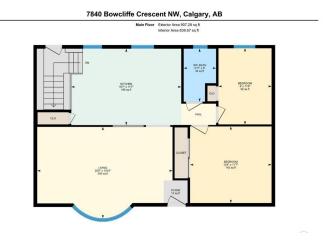




Built in 1958

#### **Essential Information**

MLS® #	A2229945
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.15
Year Built	1958
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



# **Community Information**

Address	7840 Bowcliffe Crescent Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2S7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Workshop in Garage
# of Garages	2

#### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplaces	Basement
Has Basement	Yes
Basement	Full, Partially Finished

# Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, Brick/Mortar

# **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2
Zoning	R-CG

# **Listing Details**

Listing Office eXp Realty

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