



GRASSROOTS
REALTY GROUP

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8319 Bowness Road
Calgary, Alberta

MLS # A2249164



\$635,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	899 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: bookcase in basement

Welcome to 8319 Bowness Rd NW, a beautifully maintained and thoughtfully updated bungalow with a total of 1621 sq ft livable space offering both charm and opportunity in one of Calgary's most desirable communities. Situated on a generous 50' x 120' lot with M-C1 zoning, this property offers future development potential for a multi-family building—a rare and valuable investment! Inside, you'll find a warm and inviting 4-bedroom, 2-bathroom layout that has seen numerous upgrades over the years. Notable updates include a high-efficiency furnace with cool air return (2021) and a hot water tank (2021) for peace of mind. The kitchen shines with a new stove, dishwasher, stylish faucet, and upgraded light fixtures throughout the upper level. The main bathroom was tastefully renovated in 2019 with modern tile and a new vanity. Plush carpets upstairs (approx. 4 years old) add comfort and coziness, while the newer front and backdoor (2019) adds curb appeal and security. Step outside and enjoy a south facing, low-maintenance landscaping filled with mostly perennials with beautiful stone paver walkways in the front and back, plus a fenced yard (2020) built with durable pressure-treated lumber—perfect for kids, pets, or entertaining and a cedar deck. Whether you're looking to move in and enjoy the character and care put into this home or you're an investor seeking a prime redevelopment opportunity, this location can't be beat. Just minutes from Bowness Park, Canada Olympic Park, and the Calgary Farmers' Market, you'll love the vibrant, connected lifestyle this area offers. Don't miss your chance to own this well-loved home with unmatched potential in a growing community!