



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**8543 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2254549**



**\$624,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

\*\*\*\*\*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!!!