



**GRASSROOTS**  
REALTY GROUP

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**1609 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2259869**



**\$799,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	1929 (96 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed. - all appliances sold as-is where is

Situated on a sought-after street in one of Calgary's most desirable inner-city communities, this 50x120 R-CG lot offers exceptional potential for redevelopment. The community is booming with new infills and custom builds, this property is being sold for land value with the existing home and garage offered as-is, making it an ideal canvas for your next project. This property provides flexibility for a variety of redevelopment options, while the unbeatable location ensures long-term value. Just steps from Kensington's vibrant mix of shops, cafés, restaurants, and amenities, residents will also enjoy proximity to schools, fitness studios, the Bow River pathways, and easy access to downtown. For investors and builders, opportunities like this are rare—secure your next project in one of Calgary's strongest inner-city markets today.