



GRASSROOTS
REALTY GROUP

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

1611 Bowness Road NW
Calgary, Alberta

MLS # A2272965



\$789,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,554 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Set on a highly coveted street in one of Calgary's premier inner-city neighbourhoods of Kensington/Hillhurst. This 50x125, R-CG lot presents an outstanding opportunity for thoughtful redevelopment. Surrounded by modern infills and custom homes, the area is rapidly transforming—making this property, offered with the existing house and garage sold as-is, an exceptional foundation for your next build. The generous lot size and flexible zoning open the door to numerous development possibilities, while the prime location guarantees enduring value. Just steps from Kensington's vibrant collection of caf  s, restaurants, grocery stores, shops, and everyday conveniences, residents will also appreciate quick access to schools, fitness studios, the Bow River pathway system, and downtown. For builders and investors seeking a rare chance in one of Calgary's most resilient and desirable inner-city markets, this is the opportunity you've been waiting for. Secure your next project today.