



**6316 Bowwood Drive NW
Calgary, Alberta**

MLS # A2278789



\$819,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Level, Open Lot, Private, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
Inclusions:	None		

****Investor, Builder, Developer Alert **** Development Opportunity in Desirable Bowness – DP Approved 8-Unit 4-Plex Lot - Qualifies for MLI Select Program through the CMHC. An exceptional opportunity awaits in the heart of Bowness! This 50 ft x 125 ft lot is being sold with an approved Development Permit (DP) in place for a thoughtfully designed 3-storey 4-plex, featuring 8 units in total – four 3-storey townhomes with upper level balconies and four 1-bedroom legal basement suites with private entry. The approved plans also include 4 single garages accessible from the rear lane. Perfectly positioned on a quiet street across from a peaceful greenspace, this location offers an unbeatable balance of nature and urban convenience. Just 7 minutes to Bowness Park, enjoy quick access to one of Calgary’s most cherished outdoor spaces. Whether you're commuting downtown or escaping west on Highway 1 toward Banff, you’ll appreciate the smooth, efficient travel options this location provides. The current structure is a 3-bedroom, 1-bathroom bungalow with an open-concept 889 sq ft layout, sold as-is. Whether you're a developer ready to break ground or an investor looking to hold a prime parcel with plans in place, this is a rare find in one of Calgary's most established communities. Don’t miss out on this turnkey development-ready property in vibrant Bowness. Hurry and book you showing today!