



**8319 Bowness Road  
Calgary, Alberta**

**MLS # A2285669**



**\$598,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:**   bookcase in basement

Welcome to 8319 Bowness Rd NW, a cozy 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 a number of 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. Brand new Washer/Dryer. The kitchen shines with a newer stove, dishwasher, stylish faucet and upgraded ight fixtures throughout the upper level. The main bathroom was tastefully renovated in 2019 with modern tile and a new vanity. Plush carpets on the main level ( 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 on 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 famous Calgary Farmer's 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!