



**8527 Bowglen Road NW  
Calgary, Alberta**

**MLS # A2285931**



**\$734,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bowness  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,080 sq.ft.   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener           |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Mid Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan |                   |      |
| <b>Inclusions:</b> | None  |                   |      |

his 1,080 sq. ft. Bowness bungalow in sits on a massive 7180 sq. m corner lot, offering a solid foundation for those looking to personalize or modernize a home, or investment for future development. With a total of 2,160 sq. ft. of developed living space across two levels, the property provides plenty of room for a custom renovation project. The main floor features an oversized primary suite with an impressive walk-in closet and a private 4 piece ensuite. The open living room, featuring luxurious hardwood, dining area, and separate lounge create a versatile floor plan that can be adapted to more modern, open-concept designs. The generous kitchen features a large peninsula counter top and ample cupboard storage, opening to a spacious breakfast/dining space, both updated with vinyl plank.. Other functional elements like vinyl windows are already in place as well. The fully developed basement adds significant utility, with a large recreation room, flex area, and a dedicated laundry and utility room, as well as 2 more bedroom spaces. The lower level is supported by a 4-piece bathroom and ample storage space. The newer hot water tank, and recently serviced furnace offer peace of mind while you plot your customization plans for this one-of-a-kind inner city opportunity. Outdoor amenities include an expansive 15-foot rear deck, overlooking the fully landscaped yard, with space for a fire pit and multiple gardening options. The oversized double detached garage and wide driveway offer substantial parking and workspace. Please note: the bird house is NOT a secondary income suite. Community highlights enhance the location value, as Bowness is known for its small-town feel and close-knit community spirit. Residents enjoy: Outdoor Recreation: Minutes from the 74-acre Bowness Park, which offers year-round activities like paddle boating, skating, and a miniature

railway. Convenient Commuting: Easy access to Stoney Trail, Crowchild Trail, and the Trans-Canada Highway. Local Amenities: A vibrant main street with indie shops, local cafes, and the Calgary Farmers' Market West nearby. Proximity to Major Facilities: Close to WinSport (Canada Olympic Park), Shouldice Athletic Park, the University of Calgary, and the Foothills Medical Centre.