



GRASSROOTS
REALTY GROUP

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8527 Bowglen Road NW
Calgary, Alberta

MLS # A2285931



\$734,900

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

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding
Foundation:	Wood

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: None

This 1,080 sq. ft. Bowness bungalow 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.