



**7012 Bowness Road NW  
Calgary, Alberta**

**MLS # A2289591**



**\$719,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

Price Reduced! Rare opportunity to own a duplex situated on an MC-1 zoned lot, offering strong future development potential. This income-producing property provides immediate rental revenue while allowing flexibility for redevelopment down the line. Ideal for investors looking to hold and build equity in a growing area. Excellent location close to amenities, transit, and major routes.