



GRASSROOTS
REALTY GROUP

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7012 Bowness Road NW
Calgary, Alberta

MLS # A2289591

\$719,000



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

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

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.