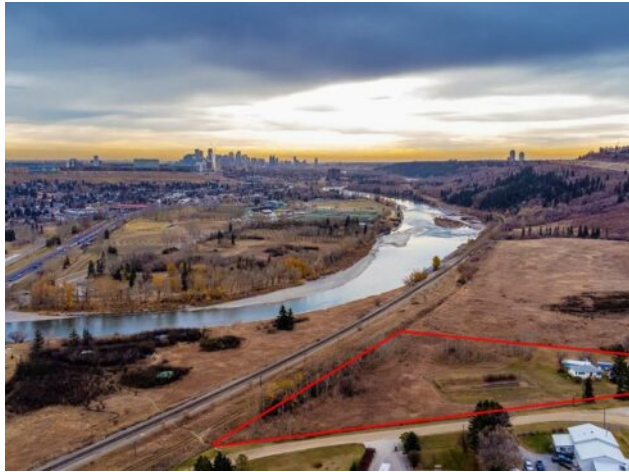




**75 Bowdale Crescent NW
Calgary, Alberta**

MLS # A2018480



\$1,400,000

Division:	Bowness		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	901 sq.ft.	Age:	1952 (72 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	3.90 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Vacuum system plus attachments, wrought iron bed, two end tables, two desks

3.9 acres on Bowdale Cres. Classy 901 sqft bungalow has been nicely upgraded. Stunning view of downtown Calgary. Extensive frontage on Bowdale Crescent, which is ideal for future development or a limited range of temporary uses (as stated under S-FUD zoning) until the land is re-zoned. Incredible opportunity for investors and developers. Would be a great holding property with lower taxes for the interim and many discretionary uses, (see supplements). Seller will provide title insurance in lieu of real property report.