



**3924 76 Street NW**  
**Calgary, Alberta**

**MLS # A2157092**



**\$749,999**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Call seller directly

This is an opportunity to own a spacious corner lot with alley access, in the sought-after Bowness neighborhood. This R-CG zoned 50x120 ft (6000 sq ft) with Real Property Report, lot offers limitless redevelopment potential. Recent zoning changes now allow a range of options, including rowhouses, single detached homes, side-by-side units, and duplexes with potential secondary suites. Nestled in a quiet area backing onto a playground, this property is ideally located near amenities, transportation, and just minutes from downtown. Enjoy easy access to the scenic Bow River and its extensive network of bike and walking paths. Only a 5-minute drive from two hospitals, the Tom Baker Centre, and the University of Calgary. Plus, the Trinity Hills box stores and the new Greenwich Farmers Market. Currently, the property features a single-family home with a 24x24 detached garage. With a quick commute downtown and convenient access west to the mountains, this is a prime opportunity to create your dream home or investment in a well-established neighborhood!