



**6152 Bowwood Drive NW
Calgary, Alberta**

MLS # A2171203



\$790,000

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,307 sq.ft.	Age:	1941 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Many Tre		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

Inclusions: none

Attention INVESTORS and DEVELOPERS!!!! Welcome to an exceptional treasure nestled on one of the most desirable streets in Bowness Community Extra Wide 50'x125' M-C1 Lot Endless Possibilities Await Unlock the potential of this expansive lot. You can create your own canvas with low rise apartment building (3- 4 stores) with 8 units, townhouses, a 4plex, a duplex or subdivide it into 2 lots and build 2 detached houses. This Property Is Mainly Land Value. Offering Countless Possibilities! Unlock the Potential for MC-1 Zoning, Enabling Remarkable Development Opportunities. This Property is the Epitome of Opportunity. Just Moments Away from Bowness Park, Serene Bow River Walking Trails, Canada Olympic Park, Playgrounds, Premier Schools, Shopping, and Entertainment Hotspots! Seamlessly Connected to Major Arteries Such as the TransCanada Highway and Stoney Trail. The backyard allows enough space for pets and kids to play or just to relax by a fire and enjoy the garden. Boasting convenient back-alley parking, this property is well-suited to accommodate multiple vehicles, enhancing its appeal for future residents. Benefitting from prospective zoning and significant development potential, this lot offers a lucrative investment opportunity. Whether you envision building townhomes or a multi-family rental complex, the possibilities are endless for maximizing your return on investment. With the increasing demand for housing in this dynamic community, now is the perfect time to capitalize on the potential for substantial returns. Don't miss out on this fantastic opportunity to secure a valuable piece of real estate in Bowness. Property is Tenant occupied, give some notice to view. Please be very respectful as the tenant has been there a long time and it is her home. Possession can be immediate if Tenant is assumed.