

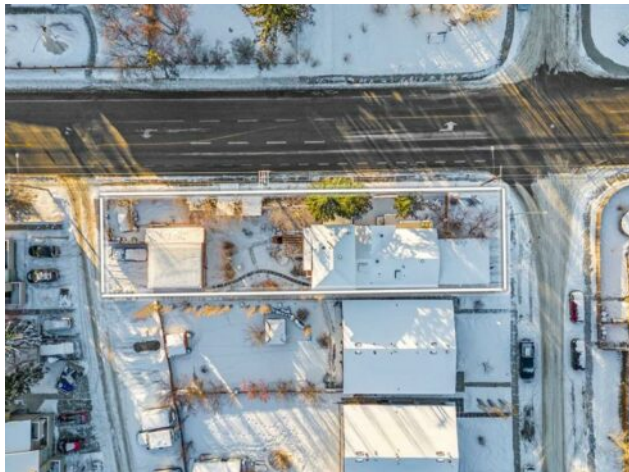


GRASSROOTS
REALTY GROUP

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5820 Bowness Road NW
Calgary, Alberta

MLS # A2196038



\$999,000

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,944 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Prime Development Opportunity in the Heart of Bowness & Steps from the River Seize the chance to own a prime corner lot in one of the most coveted locations in Bowness, just steps from the Bow River and surrounded by stunning estate homes that back onto the water. This MC-1 zoned property is perfectly positioned in a community undergoing rapid gentrification, making it an ideal investment for developers, investors, or those looking for a high-potential holding property. With Multi-Residential & Contextual Low Profile (M-C1) zoning, this lot allows for low-profile multi-residential development, including townhomes or boutique apartments, aligning with the area's ongoing transformation. The existing home features an illegal basement suite, offering immediate rental income while plans for redevelopment take shape. Situated in one of the most desirable pockets of Bowness, this property offers unparalleled access to the Bow River and its scenic pathways, while being just moments away from luxury estate homes that set a high standard for future value. Its prime location provides easy access to major roadways, public transit, top-rated schools, and an abundance of parks and amenities, making it an attractive choice for future residents. Whether you choose to redevelop now or hold for future appreciation, 5820 Bowness Road NW presents a rare opportunity to invest in a thriving community that continues to evolve. Opportunities like this are rare—contact us today for more details.