



8543 Bowness Road NW
Calgary, Alberta

MLS # A2201123



\$769,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention all builders and or investors!! The climate for redeveloping in the amazing inner city area of Bowness is at IT'S HIGHEST LEVEL IN HISTORY!! Huge M-C1 zoned 50x120 lot, located in a great redeveloping area. Currently, the owner lives upstairs and there is a lower self-contained illegal walk-out suite that is vacant. There is a massive 28x24 garage c/w eleven foot high ceilings. The house requires TLC but is a great holding property for future development or start right away and take advantage of the government building incentives. Hurry on this one!!