

\$624,900 - 3403 73 Street Nw, Calgary

MLS® #A2237521

\$624,900

4 Bedroom, 2.00 Bathroom, 950 sqft

Single Family on 0.15 Acres

Bowness, Calgary, Alberta

****HUGE PRICE IMPROVEMENT**** Excellent Opportunity for the Investors, Developers and Handy Man!! This large corner lot, zoned R-CG, offers a generous total area of 6674 sq. ft. Located in the vibrant community of Bowness, across from Green Space, School and views of COP/Winsport, this bungalow offers 4 bedrooms, 2 full baths, 2 laundry areas, partially finished basement, potential for further development with a separate entrance, and a huge detached, insulated garage, 22X35. There is additional off street parking as well. Incredible redevelopment potential in an area surrounded by high-end new builds, this property is a prime investment opportunity with tons of possibilities. Walking distance to schools and close to shopping centers, parks, pathways and restaurants. Minutes to The Foothills Hospital, The Children's Hospital, SAIT, and The University of Calgary. Near by is Bowness Park, one of Calgary's most popular parks with a shallow lagoon popular for paddle boating in the summer and ice skating in the winter. The park has playgrounds, picnic areas, wading pool, and boat rentals. Easy access to 16 Avenue (Trans-Canada Highway) and Stoney Trail. (id:6289)

Built in 1966

Essential Information

Listing # A2237521



Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Square Footage	950
Acres	0.15
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3403 73 Street Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2L5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane
Parking Spaces	5
Parking	Detached Garage, Other, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Foothills Real Estate
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