\$795,000 - 11 Beaupre Crescent Nw, Calgary

MLS® #A2246431

\$795,000

3 Bedroom, 1.00 Bathroom, 912 sqft Single Family on 0.15 Acres

Bowness, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, & **INVESTORS - OVERSIZED CORNER LOT** WITH DEVELOPMENT PERMIT DRAWINGS INCLUDED!! This is your chance to secure a huge, shovel-ready 6,598 R-CG sq ft corner lot in the heart of Bownessâ€"directly across from a green space with a playground. Located in one of Calgary's most popular communities, this site is just minutes to Bowness Park, local schools, transit, shopping, and offers quick access to downtown, WinSport, Stoney Trail, and the mountains. For those looking to break ground shortly after possession, this property comes with development permit plans (pending city approval) for an exciting 8-unit townhome project designed by CTZN Architecture. The plans offer a beautiful, striking exterior design and functional layoutsâ€"with every unit being a corner unit, maximizing natural light and privacy. The proposed development includes four 3-bed, 2.5-bath 2-storey upper units (two with an attached single garage each, and two with a detached single garage each), and four 1-bed, 1-bath lower units with separate entrances and private patios. The project will qualify for CMHC's MLI Select program. Long a hidden gem in Calgary's inner city, Bowness is currently undergoing rapid redevelopment, including luxury single-family infills and townhome projects. Enjoy being just minutes from Bowness Road, which offers numerous options for shopping, dining, and other daily necessities. Local favourites







include Salt & Pepper, Cadance Coffee, and Bow Cycleâ€l to name a few! For nature lovers, this home is steps away from the Bow River Parks and Pathways. Plus, other nearby parks and amenities include Shouldice Park, Bowness Park, the Alberta Children's Hospital, Foothills Hospital, the University of Calgary, and WinSport. Bowness truly is a fantastic community for the outdoor-minded! Seize this prime redevelopment opportunity in a rapidly evolving community! Reach out today for more information! *DP plans have been submitted and are pending city approval.**Exter ior render is for illustrative purposes only. (id:6289)

Built in 1962

Essential Information

Listing # A2246431 Price \$795,000

Bedrooms 3

Bathrooms 1.00

Square Footage 912

Acres 0.15

Year Built 1962

Type Single Family

Sub-Type Freehold

Style Bungalow

Community Information

Address 11 Beaupre Crescent Nw

Subdivision Bowness
City Calgary
Province Alberta
Postal Code T3B2S9

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features See remarks, Back lane

Parking Other

Interior

Appliances Refrigerator, Dishwasher, Stove, Hood Fan

Heating Natural gas Forced air

Cooling None

of Stories 1

Exterior

Construction Wood frame

Foundation Block

Listing Details

Listing Office RE/MAX House of Real Estate





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Listing information last updated on November 5th, 2025 at 4:16am PST