

\$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 Bowness—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 layouts—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€¦ 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.**Exterior render is for illustrative purposes only.

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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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