

# \$609,900 - 8543 Bowness Road Nw, Calgary

MLS® #A2254549

**\$609,900**

4 Bedroom, 2.00 Bathroom, 917 sqft

Single Family on 0.14 Acres

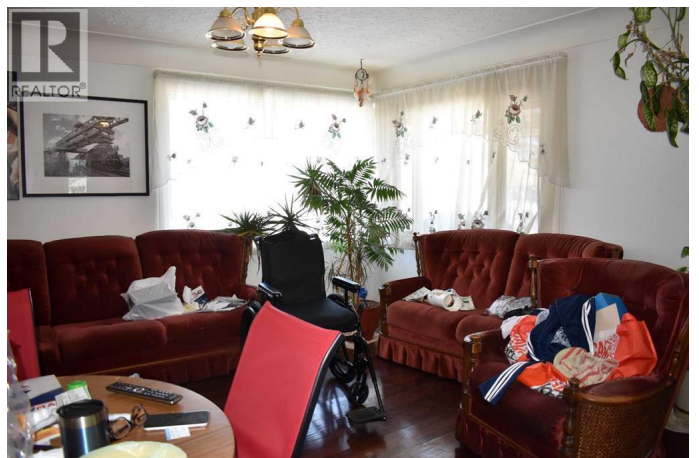
Bowness, Calgary, Alberta

Reduced to sell!!! \*\*\*\*\*Attention all builders and or investors\*\*\*\*\* The best priced M-C1 lot with an excellent holding anywhere in the city!! 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 now 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. The property is being sold as is. Hurry on this one, all reasonable offers considered!!! (id:6289)

Built in 1955

## Essential Information

Listings #	A2254549
Price	\$609,900
Bedrooms	4
Bathrooms	2.00
Square Footage	917
Acres	0.14
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow



## Community Information

Address	8543 Bowness Road Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B0H8

## Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage, Other, Oversize
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Range - Electric, Stove, Dryer, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk-up, Suite

## Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Landscaped
Foundation	Block

## Listing Details

Listing Office	RE/MAX House of Real Estate
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