

# \$624,900 - 8543 Bowness Road Nw, Calgary

MLS® #A2254549

**\$624,900**

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

\*\*\*\*\*Attention all builders and or investors\*\*\*\*\*

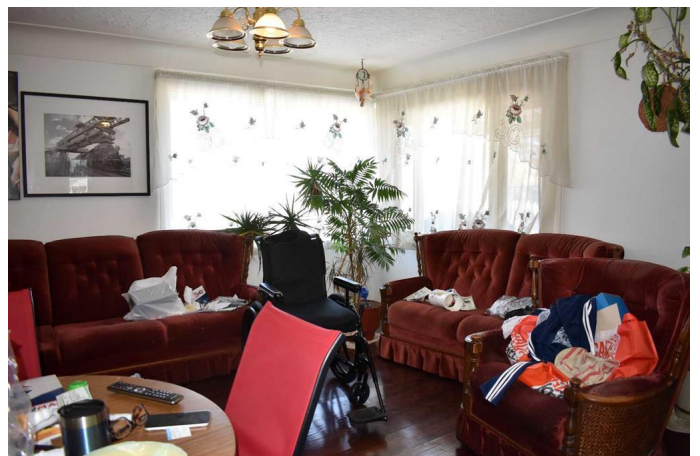
The best priced M-C1 lot with an excellent holding anywhere in the city!! The climate for redeveloping in the amazing inner city area of Bowness is at IT'S HIGHEST LEVEL IN HISTORY!! Huge M-C1 zoned 50x120 lot, located in a great redeveloping area.

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!!!

Built in 1955

## Essential Information

MLS® #	A2254549
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached



Style Bungalow  
Status Active

### Community Information

Address 8543 Bowness Road Nw  
Subdivision Bowness  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 0H8

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, Off Street, Stall, Oversized  
# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Dryer, Electric Range, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Stucco, Vinyl Siding  
Foundation Block

### Additional Information

Date Listed September 8th, 2025  
Days on Market 10  
Zoning M-C1

### Listing Details

Listing Office RE/MAX House of Real Estate

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