

\$799,900 - 1609 Bowness Road Nw, Calgary

MLS® #A2259869

\$799,900

2 Bedroom, 1.00 Bathroom, 951 sqft
Residential on 0.14 Acres

Hillhurst, Calgary, Alberta

Situated on a sought-after street in one of Calgary’s most desirable inner-city communities, this 50x120 R-CG lot offers exceptional potential for redevelopment. The community is booming with new infills and custom builds, this property is being sold for land value with the existing home and garage offered as-is, making it an ideal canvas for your next project. This property provides flexibility for a variety of redevelopment options, while the unbeatable location ensures long-term value. Just steps from Kensington’s vibrant mix of shops, cafés, restaurants, and amenities, residents will also enjoy proximity to schools, fitness studios, the Bow River pathways, and easy access to downtown. For investors and builders, opportunities like this are rare—secure your next project in one of Calgary’s strongest inner-city markets today.



Built in 1929

Essential Information

MLS® #	A2259869
Price	\$799,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	951
Acres	0.14

Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1609 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3K1

Amenities

Parking Spaces	1
Parking	Off Street
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
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Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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