

# \$899,000 - 8308 Bowness Road Nw, Calgary

MLS® #A2196361

**\$899,000**

3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.19 Acres

Bowness, Calgary, Alberta

DP Approved multi-family site for 5 townhomes with 5 basement suites, a total of 10 units. Situated on a massive 8300 square foot M-C1 reverse pie lot with 90' of frontage, in the heart of Bowness. An excellent opportunity to get ahead of city permitting and start the project this spring. Site plan & DP drawings available upon request This project qualifies for CMHC MLI select financing on completion and would allow for a 50 year amortization with as little as 5% down payment. Unit sizes range between 1500-1650 square feet over 3 storeys, with roof top patios, basement suites & unobstructed south views of COP. Close to public transit, Shopping, Bowness park & the River Pathway system and Farmers Market West.

Built in 1957

## Essential Information

MLS® #	A2196361
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.19
Year Built	1957
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

## Community Information

Address	8308 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H6

## Amenities

Parking Spaces	3
Parking	Off Street

## Interior

Interior Features	Open Floorplan, Laminate Counters
Appliances	Dishwasher, Refrigerator, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Back Lane, Irregular Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	72
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.