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

MLS® #A2254549

\$609,900

4 Bedroom, 2.00 Bathroom, 917 sqft Residential 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!!!

Built in 1955

Essential Information

MLS® # A2254549 Price \$609,900

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, Oversized, Stall

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 57

Zoning M-C1

Listing Details

Listing Office RE/MAX House of Real Estate

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