\$624,900 - 1637 Bowness Road Nw, Calgary

MLS® #A2203543

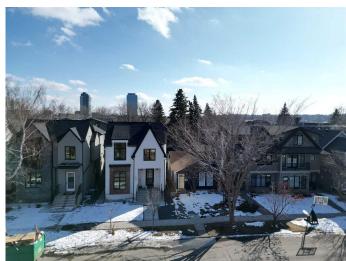
\$624,900

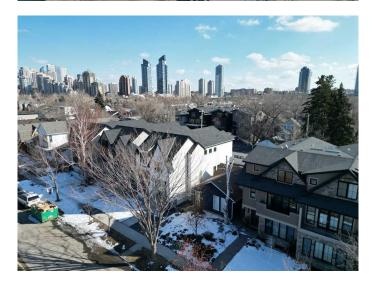
2 Bedroom, 1.00 Bathroom, 931 sqft Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Exciting Redevelopment Opportunity â€" This is a rare and exceptional opportunity to secure a prime piece of real estate in one of Calgary's most sought-after locations. Situated on a 25' x 125' lot with a sunny south-facing backyard â€" perfect for outdoor living and gardening. This property is ideal for redevelopment, offering a perfect canvas for your dream home. With an approved development permit already in place for a brand-new 3-storey infill, this lot is ready for you to build the home you've always envisioned. Located just steps from the vibrant Kensington district, this property offers unparalleled convenience. Enjoy a truly walkable lifestyle with easy access to river pathways, downtown Calgary, schools, parks, cafes, shops, and more. Whether you're walking to your favorite coffee shop or biking along the river, this location truly puts you at the heart of it all. The current bungalow on the property is a cozy 2-bedroom, 1-bathroom home, perfect for those looking for a temporary place to live while planning their redevelopment. Alternatively, it could be a great renovation project if you prefer to update the existing structure. This is a rare opportunity to secure a prime lot in an unbeatable location, with all the hard work already done. Don't miss out on the chance to build your custom home in one of Calgary's most desirable neighborhoods. Contact us today for more information or to schedule a viewing!







Essential Information

MLS® # A2203543 Price \$624,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 931
Acres 0.07
Year Built 1910

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1637 Bowness Road Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N3K1

Amenities

Parking Off Street

Interior

Interior Features See Remarks

Appliances Electric Range, Freezer, Refrigerator, Washer/Dryer, Portable

Dishwasher

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Garden, Private Entrance, Storage

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Aluminum Siding
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 15

Zoning R-CG

Listing Details

Listing Office Real Broker

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