

# \$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 | Laminate Counters, Open Floorplan       |
| Appliances        | Dishwasher, Electric Oven, Refrigerator |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, 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 | 54                  |
| 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.