

# \$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	55
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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