



THE
A-TEAM

**RE/MAX
FIRST**

75 BOWDALE Crescent, Calgary T3B1J2

MLS® #: **A2018480**

Area: **Bowness**

Listing Date: **01/11/23**

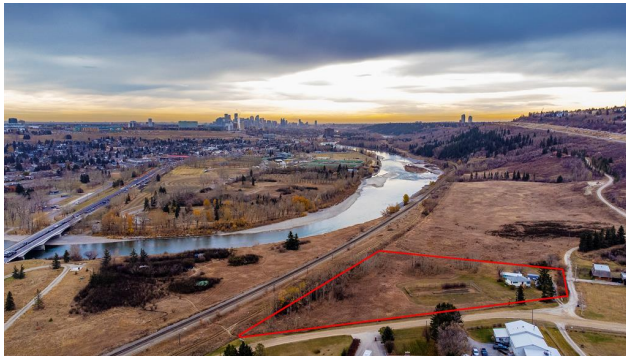
List Price: **\$1,400,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1952

Lot Information

Lot Sz Ar:

169,884 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

901

Low Sqft:

Ttl Sqft:

901

DOM

468

Layout

Beds:

3 (2 1)

Baths:

1.5 (1 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,Irregular Lot,Many Trees
Additional Parking,Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Stucco

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Refrigerator,Stove(s),Washer/Dryer

Int Feat:

No Smoking Home

Utilities:

Room Information

Room

Kitchen

2pc Bathroom

Living Room

Bedroom

Level

Main

Basement

Main

Main

Dimensions

11`9" x 17`3"

0`0" x 0`0"

13`9" x 16`8"

9`2" x 14`3"

Room

Bedroom - Primary

Bedroom

3pc Bathroom

Game Room

Level

Main

Basement

Main

Basement

Dimensions

11`2" x 12`9"

12`5" x 11`5"

0`0" x 0`0"

13`0" x 25`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9177EJ

Zoning:

S-FUD

Remarks

Pub Rmks:	3.9 acres on Bowdale Cres. Classy 901 sqft bungalow has been nicely upgraded. Stunning view of downtown Calgary. Extensive frontage on Bowdale Crescent, which is ideal for future development or a limited range of temporary uses (as stated under S-FUD zoning) until the land is re-zoned. Incredible opportunity for investors and developers. Would be a great holding property with lower taxes for the interim and many discretionary uses, (see supplements). Seller will provide title insurance in lieu of real property report.
Inclusions: Property Listed By:	Vacuum system plus attachments, wrought iron bed, two end tables, two desks RE/MAX ROCKY VIEW REAL ESTATE

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



