

**7311 BOWNESS Road, Calgary T3B 0G6**

MLS® #: **A2135814** Area: **Bowness** Listing Date: **05/27/24** List Price: **\$798,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1953**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,176**  
 Low Sqft:  
 Ttl Sqft: **1,176**

DOM

**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Interior Lot,Level,Street Lighting,Private**  
 Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Driveway,Front Drive,Off Street,On Street,Outside,Oversized,Parking Pad,Paved,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 11`6"	Laundry	Main	8`2" x 4`0"
Bedroom	Main	9`3" x 11`7"	Living Room	Main	16`1" x 13`5"
Dining Room	Main	11`6" x 11`1"	Bedroom	Main	11`6" x 7`11"
Kitchen	Main	14`1" x 11`5"	3pc Bathroom	Main	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2501GN**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **\*\* ATTENTIONS INVESTORS\*\* LAND ASSEMBLY 50' X 120' MC1 ZONING (combine both lots for 100x120) (multi-family zoning, being sold together with 7315 Bowness Road), FLAT south backyard backing onto playgrounds for two schools, Front street parking and Rear alley access and front 2 car paved driveway. You can't asked for a better location. Very nice updated bungalow with a large modern kitchen with ceiling height kitchen cabinets with lots of storage, large pantry, hardwood floors, 3 good size bedrooms, main floor laundry/ utility room, open concept living and dining rooms, amazing cement patio in the south facing backyard, large RV pad, oversize single garage with a large 12x20 attached shed/ man cave. Amazing family home while you plan for development in the future. Don't miss this opportunity! Tenant occupied until September 2024**

Inclusions: **Air Conditioning, Hot tub and Shed all in as-is condition**

Property Listed By: **RE/MAX Real Estate (Central)**

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





