



THE
A-TEAM

**RE/MAX
FIRST**

8524 BOWNESS Road, Calgary T3B 0H7

MLS®#: **A2153795**

Area: **Bowness**

Listing Date: **07/30/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 03-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **956**
Low Sqft:
Ttl Sqft: **956**

DOM

50
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Bookcases**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17` 10" x 11` 5"	4pc Bathroom	Main	9` 6" x 8` 0"
Bedroom - Primary	Main	13` 10" x 11` 5"			

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2074HB**

Zoning: **M-C1**

Remarks

Pub Rmks: **Attention Builder and Investors. This 75 foot front lot is ready to be built. Demolition is done and the Plans are Attached. DP is ready, Building permits Drawings are ready for a 3 Story Town Homes ranging from 1800 plus SQFT to 2100 SQFT Units Triplex with 3 Garages at the back to be constructed. This home is all fenced in to**

Inclusions:

be demolished. All drawings are ready and will come with the house. Priced right for a quick sale.

Property Listed By:

none

RE/MAX House of Real Estate

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