



THE
A-TEAM

**RE/MAX
FIRST**

8327 BOWNESS Road, Calgary t3b0h5

MLS® #: **A2164558**

Area: **Bowness**

Listing Date: **09/11/24**

List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **806**

Low Sqft:

Ttl Sqft: **806**

Lot Information

Lot Sz Ar: **6,006 sqft**

Lot Shape:

DOM

8

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Private**

Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`5" x 10`6"
Kitchen	Main	11`5" x 11`11"
3pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Main	10`3" x 10`4"
Living Room	Main	17`10" x 11`6"
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5960AM

Zoning:
M-C1

Remarks

Pub Rmks:

This property is a fantastic opportunity for any buyer in a community all about lifestyle - Bowness. Walk to Bowness Park, the farmers market, and other amenities; or take a short bike ride to COP for outdoor fun! You're also close to transit and a short ride to downtown, SAIT, U of C, and hospitals, or take a short trip west to visit the Rocky Mountains. The main floor of the home features 2 bedrooms, kitchen, large living room, a 3-piece bath, and expansive windows. The basement boasts a 2-bedroom legally registered suite with a separate entrance, practical kitchen area, 4 pc bathroom, and large egress windows. The house has been extensively renovated in the past 10 years, including a new high efficiency furnace and water tank, upgraded electrical wiring with a new panel, metal roof, kitchens, and energy efficient windows. You have to see it to believe it! The large lot offers an abundance of foliage and privacy, multiple sitting areas to relax or host, and a fully fenced backyard where you can soak in the sun in your SW facing yard! There is an excess of parking with a driveway in the front of the property, a 2-car parking pad in the rear, and the oversized double garage (24'x24') offering plenty of parking and defined spaces if you have tenants. Attention INVESTORS AND BUILDERS! This is an oversized 50x119.9 FT M-C1 lot (6004 SF)!

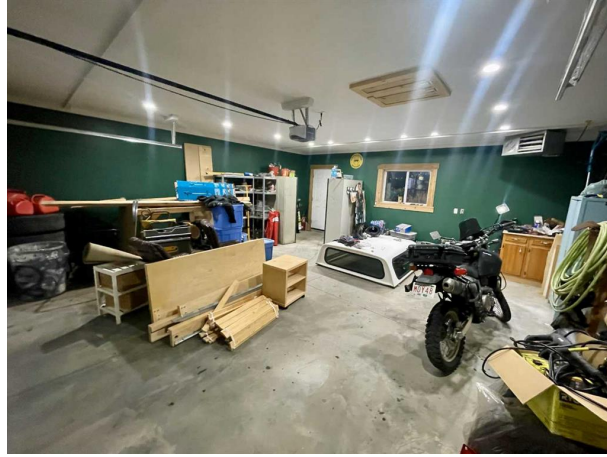
Inclusions:
Property Listed By:

**Call seller directly.
Honestdoor Inc.**

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

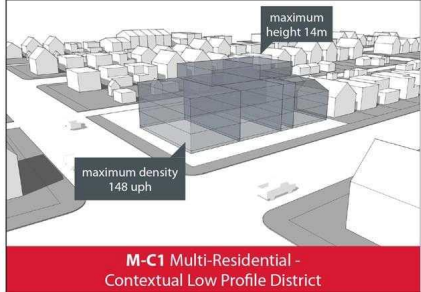












M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

M-C1 Multi-Residential - Contextual Low Profile District