



THE
A-TEAM

**RE/MAX
FIRST**

6152 BOWWOOD Drive, Calgary T3B 2E9

MLS®#: **A2171203**

Area: **Bowness**

Listing **10/10/24**

List Price: **\$790,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1941**

Finished Floor Area

Abv Sqft: **1,306**

Low Sqft:

Ttl Sqft: **1,306**

Lot Information

Lot Sz Ar: **6,253 sqft**

Lot Shape:

DOM

103

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **6**

Garage Sz: **1**

Access:

Lot Feat:

Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Rectangular Lot,Treed

Park Feat:

Off Street,Parking Pad,RV Access/Parking,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 7`5"
Dining Room	Main	16`2" x 8`7"
Laundry	Main	7`7" x 6`6"
Mud Room	Main	8`4" x 0`0"
Bedroom	Second	12`9" x 9`6"
Game Room	Lower	16`1" x 20`4"

Room	Level	Dimensions
Bedroom - Primary	Main	10`4" x 11`6"
Kitchen	Main	12`5" x 13`7"
Living Room	Main	23`6" x 11`0"
Office	Main	7`4" x 7`7"
Loft	Second	9`0" x 17`6"
Furnace/Utility Room	Lower	6`1" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

4610AJ

Remarks

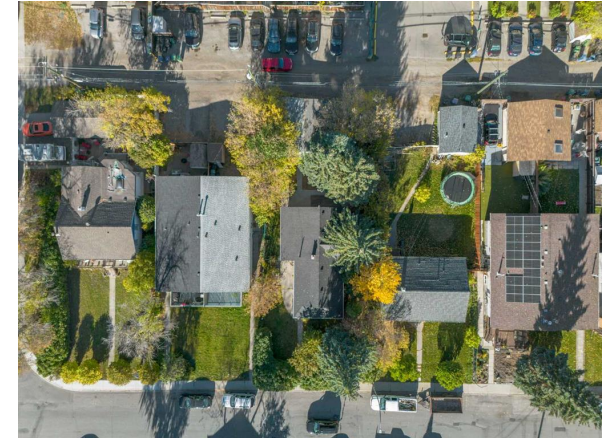
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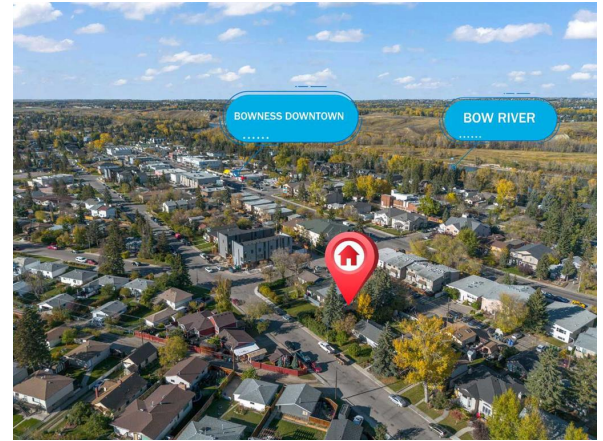
Attention INVESTORS and DEVELOPERS!!!! Welcome to an exceptional treasure nestled on one of the most desirable streets in Bowness Community Extra Wide 50'x125' M-C1 Lot Endless Possibilities Await Unlock the potential of this expansive lot. You can create your own canvas with low rise apartment building (3- 4 stores) with 8 units, townhouses, a 4plex, a duplex or subdivide it into 2 lots and build 2 detached houses. This Property Is Mainly Land Value. Offering Countless Possibilities! Unlock the Potential for MC-1 Zoning, Enabling Remarkable Development Opportunities. This Property is the Epitome of Opportunity. Just Moments Away from Bowness Park, Serene Bow River Walking Trails, Canada Olympic Park, Playgrounds, Premier Schools, Shopping, and Entertainment Hotspots! Seamlessly Connected to Major Arteries Such as the TransCanada Highway and Stoney Trail. The backyard allows enough space for pets and kids to play or just to relax by a fire and enjoy the garden. Boasting convenient back-alley parking, this property is well-suited to accommodate multiple vehicles, enhancing its appeal for future residents. Benefitting from prospective zoning and significant development potential, this lot offers a lucrative investment opportunity. Whether you envision building townhomes or a multi-family rental complex, the possibilities are endless for maximizing your return on investment. With the increasing demand for housing in this dynamic community, now is the perfect time to capitalize on the potential for substantial returns. Don't miss out on this fantastic opportunity to secure a valuable piece of real estate in Bowness. Property is Tenant occupied, give some notice to view. Please be very respectful as the tenant has been there a long time and it is her home. Possession can be immediate if Tenant is assumed.

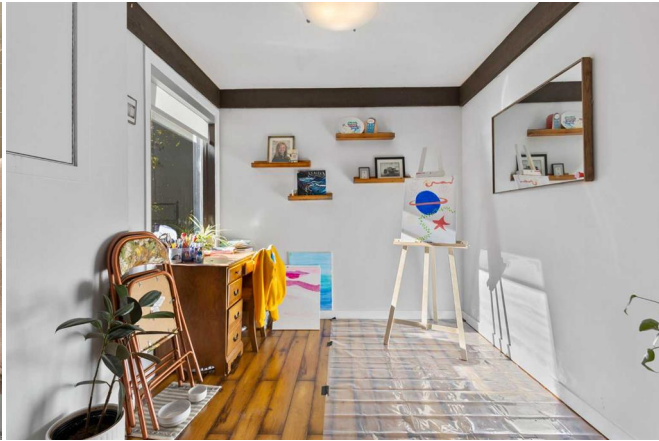
Inclusions:
Property Listed By:

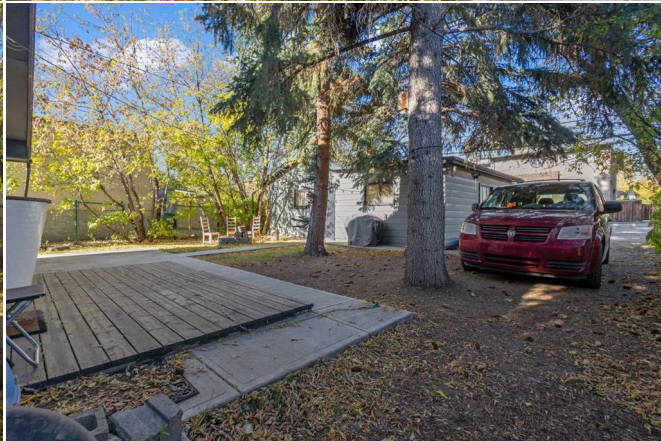
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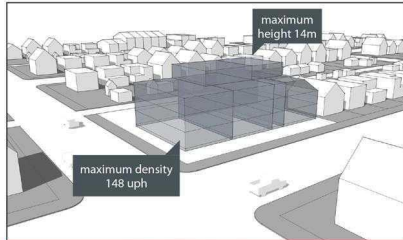
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











M-C1 Multi-Residential -
Contextual Low Profile District

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.