



7808 BOWCLIFFE Crescent, Calgary T3B 2S7

MLS® #: **A2186473** Area: **Bowness** Listing **01/10/25** List Price: **\$659,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$16k, 25-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **6,479 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **924**
 Low Sqft:
 Ttl Sqft: **924**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Lawn,Garden,Rectangular Lot**
 Park Feat: **Carpport,Driveway,Single Garage Detached**

Utilities and Features

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

Construction: **Wood Siding**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Living Room	Main	15`11" x 11`2"	Kitchen	Main	14`3" x 11`3"
Bedroom - Primary	Main	11`2" x 10`5"	Bedroom	Main	10`6" x 7`11"
Bedroom	Main	11`3" x 7`10"	4pc Bathroom	Main	7`11" x 4`11"
Sunroom/Solarium	Main	22`3" x 14`6"	Mud Room	Main	8`3" x 7`1"
Bedroom	Basement	12`7" x 10`3"	4pc Bathroom	Basement	9`6" x 4`11"
Laundry	Basement	12`9" x 8`5"	Storage	Basement	12`7" x 10`5"
Storage	Basement	7`10" x 7`5"	Storage	Basement	6`7" x 5`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8725HM**

Zoning: **R-CG**
 Remarks

Pub Rmks: **ATTENTION BUILDERS, DEVELOPERS & INVESTORS!!! Discover a rare gem in the heart of Bowness - an OVERSIZED 54' x 120' PRIME DEVELOPMENT LOT nestled on a serene crescent in one of Calgary's most sought-after neighborhoods. With an expansive 6,480 sqft of R-CG ZONED LAND, this property offers endless possibilities for your next project. Imagine the potential of this property with a 54-FOOT FRONTAGE and 120-FOOT DEEP LOT - perfect for creative, luxury redevelopment in an area already buzzing with stunning new builds. A peaceful, well-established community just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District. Currently, the property features a 924 sqft bungalow with a single attached carport, offering potential rental income whilst you plan your redevelopment. The tenanted- home features 3 good size bedrooms, living room, kitchen, 4 piece bathroom, mudroom all on the main floor, with a sunroom at the rear of the home. The basement is unfinished with an additional 4 piece bathroom and 4th bedroom, laundry and a ton of storage space. Whilst the bungalow currently occupies the lot, the real value lies in the land and its redevelopment potential. This lot features an amazing backyard with mature landscaping and access from the back lane, perfect for adding a garage or more! Whether you're envisioning a lucrative redevelopment project, a stylish family home, or an income-generating rental, this property has it all! Plus, enjoy quick access to the mountains and the convenience of being close to all modern amenities. Opportunities like this are rare - don't miss out! Schedule your showing today and take the first step toward transforming this exceptional lot into something extraordinary!**

Inclusions: **None**
 Property Listed By: **Town Residential**

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









