



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8543 BOWNESS Road, Calgary T3B 0H8**

MLS®#: **A2201123**

Area: **Bowness**

Listing Date: **03/11/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **916**  
Low Sqft:  
Ttl Sqft: **916**

DOM

**38**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco,Vinyl Siding**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Dryer,Electric Range,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	14`1" x 12`6"
Bedroom - Primary	Main	11`6" x 10`6"
Bedroom	Main	8`2" x 7`10"
Living Room	Lower	9`10" x 9`10"
Office	Lower	11`2" x 11`2"

Room	Level	Dimensions
4pc Bathroom	Lower	0`0" x 0`0"
Kitchen With Eating Area	Main	15`9" x 8`6"
Bedroom	Main	11`6" x 7`7"
Eat in Kitchen	Lower	12`2" x 11`10"
Bedroom	Lower	9`10" x 8`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5960AM**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **Attention all builders and or investors!! The climate for redeveloping in the amazing inner city area of Bowness is at IT'S HIGHEST LEVEL IN HISTORY!! Huge M-C1 zoned 50x120 lot, located in a great redeveloping area. Currently, the owner lives upstairs and there is a lower self-contained illegal walk-out suite that is vacant. There is a massive 28x24 garage c/w eleven foot high ceilings. The house requires TLC but is a great holding property for future development or start right away and take advantage of the government building incentives. Hurry on this one!!**

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

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





