



THE
A-TEAM

**RE/MAX
FIRST**

1637 BOWNESS Road, Calgary T2N3K1

MLS®#: **A2203543** Area: **Hillhurst** Listing Date: **03/21/25** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1910**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Freezer,Portable Dishwasher,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **51510**

Remarks

Pub Rmks: **Exciting Redevelopment Opportunity - This is a rare and exceptional opportunity to secure a prime piece of real estate in one of Calgary's most sought-after**

locations. Situated on a 25' x 125' lot with a sunny south-facing backyard - perfect for outdoor living and gardening. This property is ideal for redevelopment, offering a perfect canvas for your dream home. With an approved development permit already in place for a brand-new 3-storey infill, this lot is ready for you to build the home you've always envisioned. Located just steps from the vibrant Kensington district, this property offers unparalleled convenience. Enjoy a truly walkable lifestyle with easy access to river pathways, downtown Calgary, schools, parks, cafes, shops, and more. Whether you're walking to your favorite coffee shop or biking along the river, this location truly puts you at the heart of it all. The current bungalow on the property is a cozy 2-bedroom, 1-bathroom home, perfect for those looking for a temporary place to live while planning their redevelopment. Alternatively, it could be a great renovation project if you prefer to update the existing structure. This is a rare opportunity to secure a prime lot in an unbeatable location, with all the hard work already done. Don't miss out on the chance to build your custom home in one of Calgary's most desirable neighborhoods. Contact us today for more information or to schedule a viewing!

Inclusions:

Property Listed By:

N/A

Real Broker

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





