

\$624,900 - 1637 Bowness Road Nw, Calgary

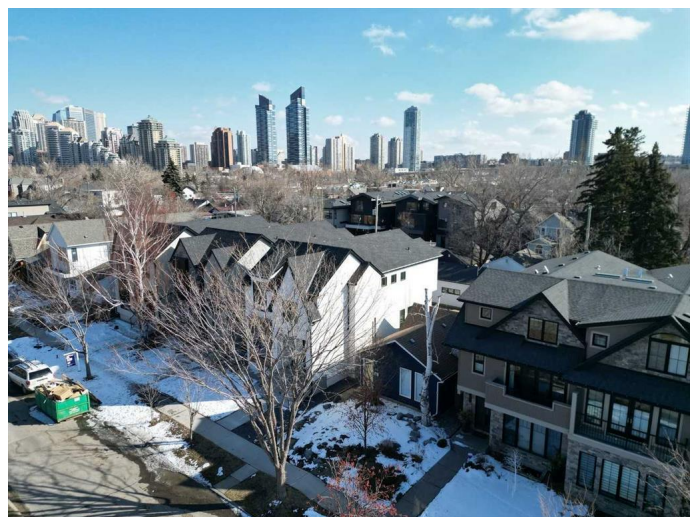
MLS® #A2203543

\$624,900

2 Bedroom, 1.00 Bathroom, 931 sqft
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Exciting Redevelopment Opportunity â€“ This is a rare and exceptional opportunity to secure a prime piece of real estate in one of Calgaryâ€™s most sought-after locations. Situated on a 25â€™ x 125â€™ lot with a sunny south-facing backyard â€“ 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 youâ€™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 youâ€™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. Donâ€™t miss out on the chance to build your custom home in one of Calgaryâ€™s most desirable neighborhoods. Contact us today for more information or to schedule a viewing!



Built in 1910

Essential Information

MLS® #	A2203543
Price	\$624,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	931
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1637 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K1

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	See Remarks
Appliances	Electric Range, Freezer, Refrigerator, Washer/Dryer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.