

# \$659,000 - 7808 Bowcliffe Crescent Nw, Calgary

MLS® #A2186473

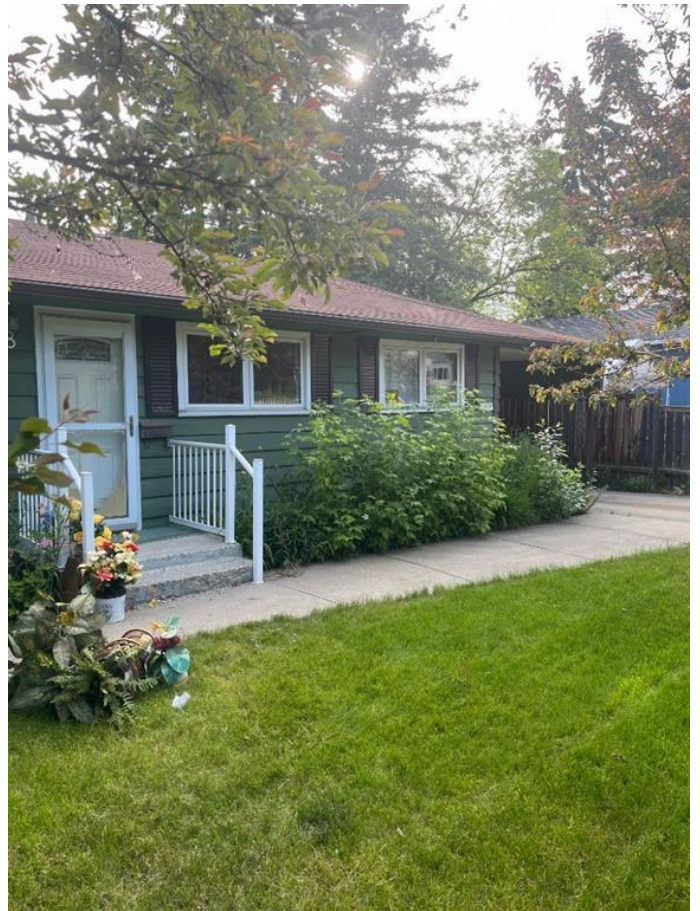
**\$659,000**

4 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

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!

Built in 1958

### Essential Information

MLS® #	A2186473
Price	\$659,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7808 Bowcliffe Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2S7

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Detached, Carport
# of Garages	1

### Interior





Interior Features	Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Lawn, Rectangular Lot, Garden
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	63
Zoning	R-CG

## Listing Details

Listing Office	Town Residential
----------------	------------------

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.