

\$1,400,000 - 75 Bowdale Crescent Nw, Calgary

MLS® #A2018480

\$1,400,000

3 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 3.90 Acres

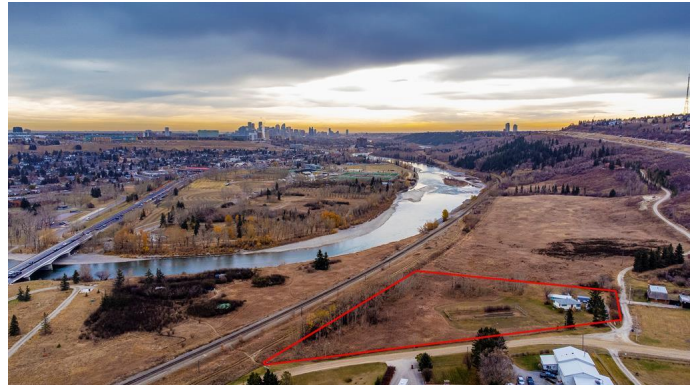
Bowness, Calgary, Alberta

3.9 acres on Bowdale Cres. Classy 901 sqft bungalow has been nicely upgraded. Stunning view of downtown Calgary. Extensive frontage on Bowdale Crescent, which is ideal for future development or a limited range of temporary uses (as stated under S-FUD zoning) until the land is re-zoned. Incredible opportunity for investors and developers. Would be a great holding property with lower taxes for the interim and many discretionary uses, (see supplements). Seller will provide title insurance in lieu of real property report.

Built in 1952

Essential Information

MLS® #	A2018480
Price	\$1,400,000
Sold Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	901
Acres	3.90
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold



Community Information

Address	75 Bowdale Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1J2

Amenities

Parking	Additional Parking, Driveway, Single Garage Attached
---------	--

Interior

Interior Features	No Smoking Home
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Irregular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2023
Date Sold	October 1st, 2024
Days on Market	629
Zoning	S-FUD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ROCKY VIEW REAL ESTATE
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.