

\$449,900 - 6639 Bowness Road Nw, Calgary

MLS® #A2095075

\$449,900

0 Bedroom, 0.00 Bathroom, 964 sqft

Multi-Family on 0.11 Acres

Bowness, Calgary, Alberta

Welcome to this Duplex in Bowness. M-C2 49.05 x 97.87 Lot Central Location in a community which boasts lots of redevelopment and buyers are loving the location and amenities. This is a Great Investment Opportunity to redevelop or reap the rewards for years to come. Being Sold for Land Value and is AS-IS WHERE IS. Side A is 3 Levels. Den on upper Level with a Vaulted Ceiling. Main Floor Living Room. Lower Level has a Kitchen, Bedroom and 4 pc Bathroom/Laundry room. SIDE B is one level on the Main Floor and has a Living Room, Kitchen, 2 Bedrooms and a 4pc Bath. Rents are currently at \$2695 per month. Great Central location. Close to all Amenities including Superstore, Rona, Bowness Park, Bow River, Highway 1, COP, Market Mall, Foothills Hospital, Children's Hospital and the Mountains!

Built in 1936

Essential Information

MLS® #	A2095075
Price	\$449,900
Sold Price	\$461,000
Bathrooms	0.00
Square Footage	964
Acres	0.11
Year Built	1936
Type	Multi-Family



Sub-Type	Duplex
Style	Side by Side
Status	Sold

Community Information

Address	6639 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0G2

Amenities

Parking Spaces	2
----------------	---

Interior

Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
------------	---

Additional Information

Date Listed	November 24th, 2023
Date Sold	November 27th, 2023
Days on Market	3
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

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.