

\$525,000 - 6711 Bowwood Drive Nw, Calgary

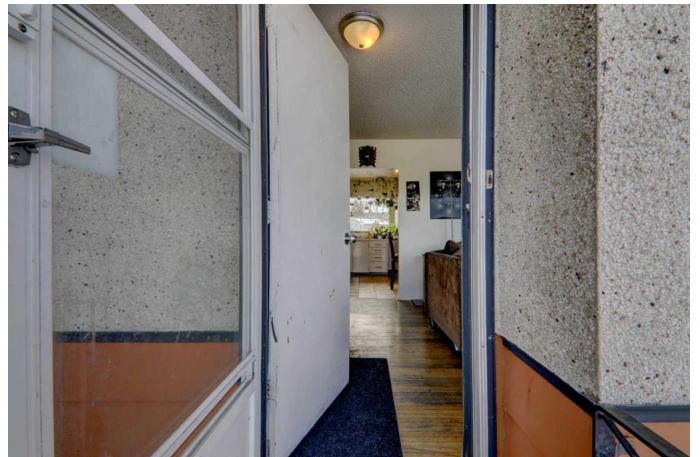
MLS® #A2108445

\$525,000

3 Bedroom, 2.00 Bathroom, 951 sqft
Residential on 0.13 Acres

Bowness, Calgary, Alberta

Welcome to 6711 Bowwood Drive NW, a bungalow offering boundless opportunities. This 3 bed/2 bath home is more than just a living space—it's a canvas awaiting transformation. Located across from a green space and on a quiet street that is not a through road, and nestled on an expansive 5800 square foot lot, with a 50-foot frontage, this property beckons builders and developers alike with its M-C1 zoning. The possibilities are vast, whether you envision crafting the perfect family residence or seizing the chance to create something new in a thriving community. The main floor has 3 bedrooms up, a contemporary 3-piece bath, large eat in kitchen with views of the south-facing backyard, and a large living room. Downstairs has two flex rooms, the laundry, a contemporary 4-piece bath, and large unfinished main space. The community of Bowness has a welcoming charm that's perfect for families and first-time buyers alike with essential amenities just moments away. From Bow Cycle to Salt & Pepper Restaurant, and the cozy ambiance of local coffee shops and more, many conveniences are just steps from this home. Public transit is readily available with nearby bus routes. Don't miss out on this extraordinary opportunity to shape the future of Bowness living. Whether you're a seasoned developer or embarking on your first real estate venture, this property provides options to meet your desires. Come explore the potential and make your mark on this



vibrant community today.

Built in 1961

Essential Information

MLS® #	A2108445
Price	\$525,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6711 Bowwood Drive Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2H2

Amenities

Parking Spaces	2
Parking	Carport, Rear Drive

Interior

Interior Features	See Remarks
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Street Lighting
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 8th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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