

\$629,900 - 6312 Bowwood Drive Nw, Calgary

MLS® #A2112153

\$629,900

4 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPPORTUNITY KNOCKS FOR INVESTORS, BUILDERS AND DEVELOPERS. Zoned MC-1 this lot is situated on a street where there is on-going redevelopment, and multi-storey construction. This is your chance to buy a PREMIUM LOT IN THE HIGHLY DESIREABLE DISTRICT OF BOWNESS. Just down the hill from Market Mall, Close to the Bowmont Environmental Reserve, the river and pathway systems which allow you to enjoy the pristine natural environment, active river valley lifestyle, and still enjoy all the perks of living in Calgary. Nestled on a quiet street, this property has rear access through a laneway, ample street parking, and numerous development possibilities. SEIZE THIS OPPORTUNITY NOW! Furnace was replaced in 2012, roof shingles were redone in 2018 and have transferrable warranty, and the hot water tank was replaced in 2019.

Built in 1958

Essential Information

MLS® #	A2112153
Price	\$629,900
Sold Price	\$651,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.14



Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6312 Bowwood Drive Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2G4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 3rd, 2024
Date Sold	March 8th, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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