

# \$798,000 - 7311 Bowness Road Nw, Calgary

MLS® #A2135814

**\$798,000**

3 Bedroom, 1.00 Bathroom, 1,176 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

**\*\* ATTENTIONS INVESTORS\*\* LAND ASSEMBLY 50' X 120' MC1 ZONING (combine both lots for 100x120) (multi-family zoning, being sold together with 7315 Bowness Road), FLAT south backyard backing onto playgrounds for two schools, Front street parking and Rear alley access and front 2 car paved driveway. You can't asked for a better location. Very nice updated bungalow with a large modern kitchen with ceiling height kitchen cabinets with lots of storage, large pantry, hardwood floors, 3 good size bedrooms, main floor laundry/ utility room, open concept living and dining rooms, amazing cement patio in the south facing backyard, large RV pad, oversize single garage with a large 12x20 attached shed/ man cave. Amazing family home while you plan for development in the future. Don't miss this opportunity! Tenant occupied until September 2024**

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2135814  |
| Price          | \$798,000 |
| Sold Price     | \$808,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,176     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1953        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7311 Bowness Road Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0G6              |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                                                                  |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Driveway, Front Drive, Off Street, On Street, Outside, Oversized, Parking Pad, Paved, RV Access/Parking, Single Garage Detached |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Vinyl Windows               |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Basement          | None                                                                 |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                                                                            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Garden, Low Maintenance Landscape, Interior Lot, Level, Street Lighting, Private |
| Roof              | Asphalt Shingle                                                                                                                                                  |
| Construction      | Vinyl Siding                                                                                                                                                     |
| Foundation        | Block                                                                                                                                                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | May 27th, 2024  |
| Date Sold   | July 22nd, 2024 |

|                |      |
|----------------|------|
| Days on Market | 53   |
| Zoning         | M-C1 |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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