

\$699,000 - 8327 Bowness Road Nw, Calgary

MLS® #A2164558

\$699,000

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

This property is a fantastic opportunity for any buyer in a community all about lifestyle - Bowness. Walk to Bowness Park, the farmers market, and other amenities; or take a short bike ride to COP for outdoor fun! You're also close to transit and a short ride to downtown, SAIT, U of C, and hospitals, or take a short trip west to visit the Rocky Mountains. The main floor of the home features 2 bedrooms, kitchen, large living room, a 3-piece bath, and expansive windows. The basement boasts a 2-bedroom legally registered suite with a separate entrance, practical kitchen area, 4 pc bathroom, and large egress windows. The house has been extensively renovated in the past 10 years, including a new high efficiency furnace and water tank, upgraded electrical wiring with a new panel, metal roof, kitchens, and energy efficient windows. You have to see it to believe it! The large lot offers an abundance of foliage and privacy, multiple sitting areas to relax or host, and a fully fenced backyard where you can soak in the sun in your SW facing yard! There is an excess of parking with a driveway in the front of the property, a 2-car parking pad in the rear, and the oversized double garage (24'x24') offering plenty of parking and defined spaces if you have tenants. Attention INVESTORS AND BUILDERS! This is an oversized 50x119.9 FT M-C1 lot (6004 SF)!

Built in 1957



Essential Information

MLS® #	A2164558
Price	\$699,000
Sold Price	\$690,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8327 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b0h5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Private
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 2nd, 2024
Days on Market	21
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Honestdoor Inc.
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