# \$999,000 - 5820 Bowness Road Nw, Calgary

MLS® #A2196038

#### \$999,000

3 Bedroom, 2.00 Bathroom, 1,944 sqft Residential on 0.22 Acres

Bowness, Calgary, Alberta

Prime Development Opportunity in the Heart of Bowness â€" Steps from the River Seize the chance to own a prime corner lot in one of the most coveted locations in Bowness, just steps from the Bow River and surrounded by stunning estate homes that back onto the water. This MC-1 zoned property is perfectly positioned in a community undergoing rapid gentrification, making it an ideal investment for developers, investors, or those looking for a high-potential holding property. With Multi-Residential â€" Contextual Low Profile (M-C1) zoning, this lot allows for low-profile multi-residential development, including townhomes or boutique apartments, aligning with the area's ongoing transformation. The existing home features an illegal basement suite, offering immediate rental income while plans for redevelopment take shape. Situated in one of the most desirable pockets of Bowness, this property offers unparalleled access to the Bow River and its scenic pathways, while being just moments away from luxury estate homes that set a high standard for future value. Its prime location provides easy access to major roadways, public transit, top-rated schools, and an abundance of parks and amenities, making it an attractive choice for future residents. Whether you choose to redevelop now or hold for future appreciation, 5820 Bowness Road NW presents a rare opportunity to invest in a thriving community that continues to evolve. Opportunities like this are rareâ€"contact us







today for more details.

#### Built in 1965

#### **Essential Information**

MLS® # A2196038 Price \$999,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,944 Acres 0.22 Year Built 1965

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 5820 Bowness Road Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 4Z9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 9th, 2025

Days on Market 48

Zoning M-C1

# **Listing Details**

Listing Office Real Broker

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.