8327 Bowness Road Calgary Alberta
$699,000

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)! (id:6769)

4pc Bathroom Measurements not available	**Kitchen** 3.47 M x 3.62 M
Bedroom 3.48 M x 3.20 M	**Living room** 5.44 M x 3.50 M
Bedroom 3.12 M x 3.15 M	**3pc Bathroom** Measurements not available

Listing Presented By:

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RE/MAX REAL ESTATE (CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net