



## 8003 36th Avenue Calgary Alberta

\$715,000

Attention INVESTORS and DEVELOPERS! \*50 x 120 CORNER (R-CG) LOT\* Don't miss this incredible opportunity to own a 50'x120' corner lot in the desirable community of Bowness. This prime location offers easy access to the stunning Bow River and the popular Bowness Park, perfect for outdoor activities all year round. The area is well-connected with a wide range of amenities nearby, including shopping, dining, schools, and excellent transit options. Enjoy endless biking and walking paths, Winsport, Canada Olympic Park, Farmers Market, and quick access to the mountains. The potential for development on this beautiful corner lot is limitless! Investors and developers have a long-standing track record of success in Bowness, a thriving community that continues to grow and attract new residents. This lot presents a rare chance to capitalize on the area's strong demand for both single-family and multi-family homes. (id:6769)

3pc Bathroom 10.42 Ft x 6.25 Ft

Bedroom 10.75 Ft x 10.33 Ft

Recreational, Games room 10.75 Ft x 32.58 Ft

Storage 6.17 Ft x 7.83 Ft

Furnace 11.08 Ft x 13.08 Ft

4pc Bathroom 7.92 Ft x 9.08 Ft

Bedroom 11.25 Ft x 7.83 Ft

Dining room 11.67 Ft x 8.83 Ft

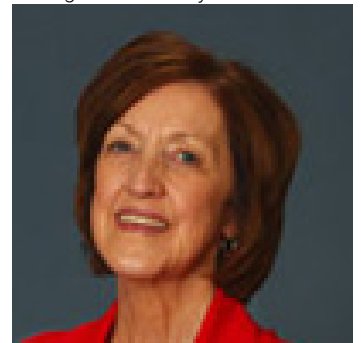
Kitchen 11.58 Ft x 16.92 Ft

Laundry room 7.92 Ft x 5.92 Ft

Living room 11.42 Ft x 12.08 Ft

Primary Bedroom 11.42 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

REALTY

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