



# 1637 Bowness Road Calgary Alberta

\$624,900

Exciting Redevelopment Opportunity - This is a rare and exceptional opportunity to secure a prime piece of real estate in one of Calgary's most sought-after locations. Situated on a 25' x 125' lot with a sunny south-facing backyard - perfect for outdoor living and gardening. This property is ideal for redevelopment, offering a perfect canvas for your dream home. With an approved development permit already in place for a brand-new 3-storey infill, this lot is ready for you to build the home you've always envisioned. Located just steps from the vibrant Kensington district, this property offers unparalleled convenience. Enjoy a truly walkable lifestyle with easy access to river pathways, downtown Calgary, schools, parks, cafes, shops, and more. Whether you're walking to your favorite coffee shop or biking along the river, this location truly puts you at the heart of it all. The current bungalow on the property is a cozy 2-bedroom, 1-bathroom home, perfect for those looking for a temporary place to live while planning their redevelopment. Alternatively, it could be a great renovation project if you prefer to update the existing structure. This is a rare opportunity to secure a prime lot in an unbeatable location, with all the hard work already done. Don't miss out on the chance to build your custom home in one of Calgary's most desirable neighborhoods. Contact us today for more information or to schedule a viewing! (id:6769)

Kitchen 10.25 Ft x 9.00 Ft  
Dining room 17.67 Ft x 10.08 Ft  
Living room 17.83 Ft x 14.50 Ft  
Foyer 7.58 Ft x 4.67 Ft

Primary Bedroom 16.67 Ft x 8.50 Ft  
Bedroom 9.42 Ft x 8.25 Ft  
4pc Bathroom 8.00 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

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