3403 73 Street Calgary Alberta

$667,900

PRICE IMPROVEMENT Excellent Opportunity for the Investors, Developers and Handy Man!! This large corner lot, zoned R-CG, offers a generous total area of 6674 sq. ft. Located in the vibrant community of Bowness, across from Green Space, School and views of COP/Winsport, this bungalow offers 4 bedrooms, 2 full baths, 2 laundry areas, partially finished basement, potential for further development with a separate entrance, and a huge detached, insulated garage, 22X35. There is additional off street parking as well. Incredible redevelopment potential in an area surrounded by high-end new builds, this property is a prime investment opportunity with tons of possibilities. Walking distance to schools and close to shopping centers, parks, pathways and restaurants. Minutes to The Foothills Hospital, The Children's Hospital, SAIT, and The University of Calgary. Near by is Bowness Park, one of Calgary's most popular parks with a shallow lagoon popular for paddle boating in the summer and ice skating in the winter. The park has playgrounds, picnic areas, wading pool, and boat rentals. Easy access to 16 Avenue (Trans-Canada Highway) and Stoney Trail. (id:6769)

Family room 10.67 Ft x 35.83 Ft
Bedroom 10.83 Ft x 11.42 Ft
3pc Bathroom 5.67 Ft x 7.17 Ft
Furnace 11.25 Ft x 16.50 Ft
Other 3.25 Ft x 3.33 Ft
Living room 12.58 Ft x 13.00 Ft

Kitchen 9.92 Ft x 14.83 Ft
Primary Bedroom 9.92 Ft x 12.92 Ft
Bedroom 8.92 Ft x 10.25 Ft
Bedroom 8.92 Ft x 11.58 Ft
4pc Bathroom 4.92 Ft x 9.92 Ft
Laundry room 2.00 Ft x 3.50 Ft

Listing Presented By:

Originally Listed by:
Century 21 Foothills Real Estate

Real Estate Professionals Inc.

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