



5088512 Bowness Road Calgary Alberta

\$1,650,000

Land Assembly Opportunity in Bowness! This exceptional investment package includes 8508 & 8512 Bowness Road NW, offering a prime MC-1 zoned redevelopment opportunity with 13,024 sq. ft. of total land and an expansive 110 ft. frontage along the highly sought-after Bowness Road. Both properties generate immediate rental income while holding immense future potential. 8512 Bowness Rd NW: 3-bed, 2-bath main level + 2-bed, 1-bath illegal suite (1,012 sq. ft. RMS). Generates \$3,000/month in rental income. Includes parking pad, RV access, and ample space. Includes parking pad, RV access, and ample space. 8508 Bowness Rd NW: 2-bed, 1.5-bath home (895 sq. ft. RMS) with a single-car garage. Generates \$1,900/month in rental income. Perfect for developers and investors, these side-by-side lots offer the flexibility to build townhouses, a fourplex, or a small multi-residential project. The high-exposure location ensures excellent accessibility and future value appreciation. Prime Location Near Major Destinations: Bowness Park, Winsport (Canada Olympic Park), Market Mall, Bow River Pathway, Shouldice Athletic Park, University of Calgary & Foothills Medical Centre, Easy Access to Downtown - Quick connectivity via 16th Ave & Stoney Trail. With a combined rental income of \$4,900/month, this property offers strong cash flow while you plan your redevelopment vision. A rare opportunity in one of Calgary's most promising communities! Contact us today for more details. (id:6769)

Bedroom 10.67 Ft x 10.83 Ft
 Bedroom 10.67 Ft x 8.17 Ft
 Kitchen 11.08 Ft x 12.08 Ft
 Storage 10.92 Ft x 8.08 Ft
 Storage 10.75 Ft x 7.42 Ft
 Furnace 7.58 Ft x 7.08 Ft
 Recreational, Games room 10.67 Ft x 12.08 Ft
 4pc Bathroom 7.33 Ft x 6.83 Ft
 Bedroom 11.50 Ft x 11.58 Ft
 Den 11.42 Ft x 15.75 Ft

Living room 11.50 Ft x 18.00 Ft
 Kitchen 11.42 Ft x 13.17 Ft
 4pc Bathroom 7.92 Ft x 8.42 Ft
 Bedroom 7.92 Ft x 7.92 Ft
 Bedroom 11.42 Ft x 8.00 Ft
 Dining room 11.58 Ft x 7.92 Ft
 Kitchen 11.42 Ft x 13.17 Ft
 Laundry room 11.92 Ft x 8.58 Ft
 Living room 11.58 Ft x 10.08 Ft

Listing Presented By:



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 eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca