



## 6516 35 Avenue Calgary Alberta

\$849,900

Here's an EXCEPTIONAL 11,494 Sq Ft Lot (50' x 229.88') in SIZE in Bowness for all your Building needs incl/HEATED Detached Garage/SHOP 16.5' X 52' 824 Sq Ft (4 Vehicles), a SHED, a 19'6" X 14'6" DECK, + a 22' 0" X 7'9" PATIO. This FULLY DEVELOPED BUNGALOW has 1528.83 Sq Ft of DEVELOPED SPACE, 3 Bedrooms, 2 (4 Pc) Bathrooms, w/ILLEGAL SUITE in the Basement. There is also an extra STORAGE room. Imagine what you could do with this size parcel??? Endless POSSIBILITIES, + a GREAT Location too. There are also numerous PATHWAYS, the DOUGLAS FIR TRAIL, + Firepits/BBQ stands that can be booked through the City of Calgary website. An easy commute to downtown, even walking or bike riding. The Community of Bowness has Programs, + Events all year round. For those Builders out there - an application can be made through the City of Calgary - the Land Use Amendment to change the Zoning from R-C2 to an M-C1. Make this your next opportunity, book a showing to see it for yourself!!! (id:6769)

Storage 6.25 Ft x 3.50 Ft

Laundry room 5.08 Ft x 4.67 Ft

Furnace 7.25 Ft x 5.08 Ft

Living room 13.33 Ft x 12.75 Ft

Eat in kitchen 11.17 Ft x 10.50 Ft

Primary Bedroom 10.92 Ft x 9.75 Ft

Other 5.08 Ft x 3.58 Ft

Bedroom 9.75 Ft x 7.75 Ft

Foyer 7.33 Ft x 3.58 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft

Other 7.42 Ft x 2.83 Ft

Other 11.58 Ft x 10.58 Ft

Living room 10.58 Ft x 7.75 Ft

Bedroom 12.00 Ft x 10.58 Ft

4pc Bathroom 9.17 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.simondhunt.com/>



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