



# 7311 Bowness Road Calgary Alberta

\$798,000

**\*\* ATTENTIONS INVESTORS\*\* LAND ASSEMBLY 50' X 120' MC1 ZONING (combine both lots for 100x120) (multi-family zoning, being sold together with 7315 Bowness Road), FLAT south backyard backing onto playgrounds for two schools, Front street parking and Rear alley access and front 2 car paved driveway. You can't asked for a better location. Very nice updated bungalow with a large modern kitchen with ceiling height kitchen cabinets with lots of storage, large pantry, hardwood floors, 3 good size bedrooms, main floor laundry/ utility room, open concept living and dining rooms, amazing cement patio in the south facing backyard, large RV pad, oversize single garage with a large 12x20 attached shed/ man cave. Amazing family home while you plan for development in the future. Don't miss this opportunity! Tenant occupied until September 2024 (id:6769)**

Primary Bedroom 11.83 Ft x 11.50 Ft

Laundry room 8.17 Ft x 4.00 Ft

Bedroom 9.25 Ft x 11.58 Ft

Living room 16.08 Ft x 13.42 Ft

Dining room 11.50 Ft x 11.08 Ft

Bedroom 11.50 Ft x 7.92 Ft

Kitchen 14.08 Ft x 11.42 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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