

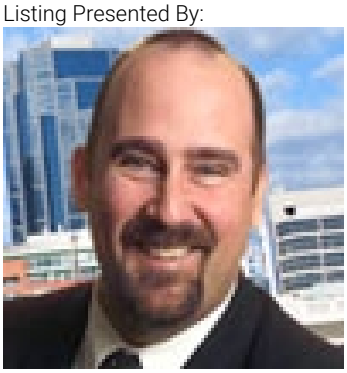
7711 39 Avenue Calgary Alberta

$516,000

RARE R-CG DEVELOPMENT OPPORTUNITY IN BOWNESS! Attention builders, developers and investors: this 50' x 110' rectangular lot offers something increasingly difficult to find. Following the repeal of Calgary's citywide blanket rezoning on August 4, 2026, most residential properties reverted to their previous lower-density zoning. This property remains designated R-CG, preserving a range of potential redevelopment opportunities not available to most surrounding properties. The level 5,500 sq. ft. parcel features desirable rear-lane access and supports the variety of grade-oriented housing forms available under R-CG zoning. The existing 1,007 sq. ft. bungalow offers three bedrooms on the main level, an additional bedroom and developed living space downstairs, two full bathrooms, a separate entrance, and a large double detached garage. Located in the established community of Bowness, close to parks, schools, shopping and everyday amenities, this is an exceptional opportunity to secure a well located property where the long-term value is firmly rooted in the land and its increasingly rare R-CG zoning. (id:6769)

Living room 11.00 Ft x 19.92 Ft
3pc Bathroom 13.08 Ft x 3.33 Ft
Bedroom 9.67 Ft x 13.58 Ft
Recreational, Games room 9.58 Ft x 18.83 Ft
Furnace 19.00 Ft x 11.75 Ft
4pc Bathroom 4.83 Ft x 7.83 Ft
Bedroom 11.92 Ft x 7.58 Ft
Bedroom 11.92 Ft x 9.92 Ft
Bedroom 8.00 Ft x 11.25 Ft
Dining room 9.58 Ft x 11.25 Ft
Kitchen 9.50 Ft x 11.33 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca