



8039 36 Avenue Calgary Alberta

\$725,000

Remarks - Attention INVESTORS and DEVELOPERS! Seize this rare opportunity to own a 50'x120' CORNER LOT in the vibrant community of Bowness, zoned R-CG for versatile development potential. This prime location offers proximity to the scenic Bow River, Bowness Park, and extensive biking and walking paths, Canada Olympic Park, and the Farmers Market. Enjoy nearby shopping, dining, schools, and excellent transit options, plus a quick escape to the mountains. The property features a vacant 2-bedroom main floor and a 2-bedroom ground level lower walk out illegal suite, perfect for immediate rental income or redevelopment. With a strong history of successful projects in Bowness, this lot is ideal for single-family or multi-family builds, capitalizing on the area's growing demand. Whether you're looking to invest, rent, or build, this corner lot offers endless possibilities in a thriving, well-connected community. Don't miss out on this exceptional chance to shape the future of Bowness! Contact us today to explore this incredible investment opportunity. (id:6769)

4pc Bathroom 7.83 Ft x 7.42 Ft

Bedroom 11.42 Ft x 10.08 Ft

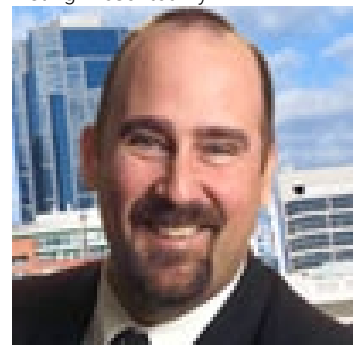
Bedroom 11.17 Ft x 10.25 Ft

4pc Bathroom 8.42 Ft x 8.17 Ft

Bedroom 9.58 Ft x 9.33 Ft

Primary Bedroom 11.75 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
Comox Realty

RE/MAX Realty Professionals

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

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