$849,900 - 5820 Bowness Road Nw, Calgary

MLS® #A2247195

$849,900

4 Bedroom, 3.00 Bathroom, 1,930 sqft
Residential on 0.22 Acres

Bowness, Calgary, Alberta

Attention all builders/developers and or investors!!! Just listed, is a Rare MC-1 zoned, expansive corner lot, boasting over 9,000 sqft of prime real estate! Seize this rare opportunity to acquire a massive 50ft x 195ft rectangular corner lot with MC-1 zoning in the heart of vibrant Bowness. Zoned for multi-residential development, MC-1 allows for a variety of housing options, including row homes, townhouses, and low-density residential projects, making this an ideal canvas for your next project. The existing 1,930sqft large two story house is a well-maintained owner occupied gem, featuring 4 spacious bedrooms and 3 full bathrooms plus a ruffed-in ensuite. The open-concept main floor blends a modern kitchen, living room, and dining area, two bedrooms and two full bathrooms on the main floor for added functionality. The upper level offers a private retreat including a balcony showcasing the stunning Bow river valley views and abundant natural light. The walkout lower level offers a fully renovated, well-kept illegal one bedroom basement suite, one full bathroom with its own private entrance, currently renting for $1500 including utilities. Updated f/a furnace and h/w tank, and newer electrical. Additional highlights include a front carport including a large driveway accommodating additional parking, an oversized detached garage with an extended-door height. perfect for a mechanic workshop. An amazing location, just steps from the scenic Bow river walking/biking trails,

and a bustling commercial area including trendy restaurants. Perfectly positioned just minutes from the new Superstore, Trinity Hills box stores, Calgary Farmerâ€™s Market, two major hospitals, and the University of Calgary, this location offers unbeatable inner-city convenience with a short commute to downtown and quick access west to the mountains!

Built in 1965

Essential Information

MLS® #	A2247195
Price	$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,930
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	5820 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4Z9

Amenities

Parking Spaces	7
Parking	Carport, Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 13th, 2025
Days on Market	5
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate