

# \$859,900 - 7508 Bowness Road Nw, Calgary

MLS® #A2198606

**\$859,900**

3 Bedroom, 2.00 Bathroom, 945 sqft  
Residential on 0.13 Acres

Bowness, Calgary, Alberta

Welcome to 7508 Bowness RD, a 60' wide lot with increasingly rare M-C2 zoning! Bring your own creative idea's to build a small apartment style building as M-C2 is a multi-residential designation that is primarily for 3 to 5 storey apartment buildings up to 16 meters in height. With the oversized width of 60' on this property, it enables you to maximize parking and the number of units up to 15-16 units (upon city approval)

Don't want to build right away? Well great, as you have a very solid up/down style bungalow with separate entrance to an illegal basement suite. Each unit has a lease in place (upper suite is \$1640 / month including utilities until end of Feb 2026 and lower illegal suite is \$1400 including utilities until May 31, 2025) and features two bedrooms up, one bedroom + den downstairs, each their own laundry machines in a shared laundry room and separate entrances.

Upgrades to the home over the years include: Service upgrade to the 2 electrical panels in 2005, the back half of the house had shingles replaced in within last 5 years, the house was re stucco'd, vinyl windows installed and knockdown ceilings. Also features a front driveway that could accommodate 4 vehicles, a single rear drive pad and a single attached garage.

Excellent location in Bowness as you are steps



7508 Bowness Rd NW, Calgary - MAIN



Room	Dimensions	Room	Dimensions	Room	Dimensions
Living	12'0" x 21'4"	Entrance	2'2" x 4'2"	Mechanical Closets	11'50" x 11'9"
Den	11'10" x 8'7"	Bathroom 4P	5'0" x 8'0"	Primary Bedroom	11'11" x 12'4"
Walk in Closet	2'9" x 5'3"	Bedroom	8'6" x 11'10"	Attached Garage	15'9" x 24'7"

Disclaimer: To be used only for the marketing of the subject property, and only by parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Book illustration of the estimated approximate interior layout. Please see actual floor plan for dimensions and other details. Job #: 061002

March 6, 2025

Job #: 061002

7508 Bowness Rd NW, Calgary - BASEMENT



Room	Dimensions	Room	Dimensions	Room	Dimensions
Laundry/Mud Room	11'11" x 9'9"	Kitchen	10'9" x 14'2"	Bathroom 4P	4'10" x 9'3"
Living	10'9" x 9'8"	Bedroom	13'5" x 11'8"	Mechanical - Unfinished	9'0" x 9'11"
Den	10'10" x 11'8"				

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away from the #1 bus, a quick stroll to Bowness Mainstreet, the Bow River, Bowness Park and all levels of schools nearby including an elementary school across the street, + a short drive to C.O.P., Children's and Foothills Hospitals and 12 mins to downtown.

Built in 1956

### **Essential Information**

MLS® #	A2198606
Price	\$859,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	7508 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0G9

### **Amenities**

Parking Spaces	6
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Separate Entrance, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	35
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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