

**7808 Bowcliffe Crescent NW  
Calgary, Alberta**

**MLS # A2186473**



**\$675,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Lawn, Garden, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** None

ATTENTION BUILDERS, DEVELOPERS & INVESTORS!!! Discover a rare gem in the heart of Bowness &ndash; an OVERSIZED 54' x 120' PRIME DEVELOPMENT LOT nestled on a serene crescent in one of Calgary's most sought-after neighborhoods. With an expansive 6,480 sqft of R-CG ZONED LAND, this property offers endless possibilities for your next project. Imagine the potential of this property with a 54-FOOT FRONTAGE and 120-FOOT DEEP LOT &ndash; perfect for creative, luxury redevelopment in an area already buzzing with stunning new builds. A peaceful, well-established community just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District. Currently, the property features a 924 sqft bungalow with a single attached carport, offering potential rental income whilst you plan your redevelopment. The tenanted- home features 3 good size bedrooms, living room, kitchen, 4 piece bathroom, mudroom all on the main floor, with a sunroom at the rear of the home. The basement is unfinished with an additional 4 piece bathroom and 4th bedroom, laundry and a ton of storage space. Whilst the bungalow currently occupies the lot, the real value lies in the land and its redevelopment potential. This lot features an amazing backyard with mature landscaping and access from the back lane, perfect for adding a garage or more! Whether you're envisioning a lucrative redevelopment project, a stylish family home, or an income-generating rental, this property has it all! Plus, enjoy quick access to the mountains and the convenience of being close to all modern amenities. Opportunities like this are rare &ndash; don't miss out! Schedule your showing today and take the first step

toward transforming this exceptional lot into something extraordinary!