

**8124 Bowness Road NW  
Calgary, Alberta**

**MLS # A2274433**



# \$549,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Level		

<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>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

M-C1 lot . 53 x 118 ft level rectangular lot with back lane making it the lowest price M-C1 lot in NW Calgary. Great for redevelopment. The house itself needs work and everything is being sold in " as is " condition. Quick closing is required. There is no RPR and the Seller will not provide one. Do not go onto the property without permission from the Listing Realtor.