

**6316 Bowwood Drive NW  
Calgary, Alberta**

**MLS # A2278789**



# \$839,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Level, Open Lot, Private, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

**\*\*Investor, Builder, Developer Alert \*\*** Development Opportunity in Desirable Bowness &ndash; DP Approved 8-Unit 4-Plex Lot - Qualifies for MLI Select Program through the CMHC. An exceptional opportunity awaits in the heart of Bowness! This 50 ft x 125 ft lot is being sold with an approved Development Permit (DP) in place for a thoughtfully designed 3-storey 4-plex, featuring 8 units in total &ndash; four 3-storey townhomes with upper level balconies and four 1-bedroom legal basement suites with private entry. The approved plans also include 4 single garages accessible from the rear lane. Perfectly positioned on a quiet street across from a peaceful greenspace, this location offers an unbeatable balance of nature and urban convenience. Just 7 minutes to Bowness Park, enjoy quick access to one of Calgary&rsquo;s most cherished outdoor spaces. Whether you're commuting downtown or escaping west on Highway 1 toward Banff, you&rsquo;ll appreciate the smooth, efficient travel options this location provides. The current structure is a 3-bedroom, 1-bathroom bungalow with an open-concept 889 sq ft layout, sold as-is. Whether you're a developer ready to break ground or an investor looking to hold a prime parcel with plans in place, this is a rare find in one of Calgary's most established communities. Don&rsquo;t miss out on this turnkey development-ready property in vibrant Bowness. Hurry and book you showing today!