

8527 Bowglen Road NW  
Calgary, Alberta

MLS # A2285931



**\$734,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

<b>Heating:</b>	Central, Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

his 1,080 sq. ft. Bowness bungalow in sits on a massive 7180 sq. m corner lot, offering a solid foundation for those looking to personalize or modernize a home, or investment for future development. With a total of 2,160 sq. ft. of developed living space across two levels, the property provides plenty of room for a custom renovation project. The main floor features an oversized primary suite with an impressive walk-in closet and a private 4 piece ensuite. The open living room, featuring luxurious hardwood, dining area, and separate lounge create a versatile floor plan that can be adapted to more modern, open-concept designs. The generous kitchen features a large peninsula counter top and ample cupboard storage, opening to a spacious breakfast/dining space, both updated with vinyl plank.. Other functional elements like vinyl windows are already in place as well. The fully developed basement adds significant utility, with a large recreation room, flex area, and a dedicated laundry and utility room, as well as 2 more bedroom spaces. The lower level is supported by a 4-piece bathroom and ample storage space. The newer hot water tank, and recently serviced furnace offer peace of mind while you plot your customization plans for this one-of-a-kind inner city opportunity. Outdoor amenities include an expansive 15-foot rear deck, overlooking the fully landscaped yard, with space for a fire pit and multiple gardening options. The oversized double detached garage and wide driveway offer substantial parking and workspace. Please note: the bird house is NOT a secondary income suite. Community highlights enhance the location value, as Bowness is known for its small-town feel and close-knit community spirit. Residents enjoy: Outdoor Recreation: Minutes from the 74-acre Bowness Park, which offers year-round activities like paddle boating, skating, and a miniature

railway. Convenient Commuting: Easy access to Stoney Trail, Crowchild Trail, and the Trans-Canada Highway. Local Amenities: A vibrant main street with indie shops, local cafes, and the Calgary Farmers' Market West nearby. Proximity to Major Facilities: Close to WinSport (Canada Olympic Park), Shouldice Athletic Park, the University of Calgary, and the Foothills Medical Centre.