

**1927 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2222192**



**\$999,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, See Re		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Rare opportunity to build on one of West Hillhurst's most sought-after 50x125 ft lots, ideally located on historic Bowness Road. This subdividable lot boasts a desirable south-facing backyard and offers outstanding potential to build your dream home. The existing bungalow features nearly 2,000 sq. ft. of developed living space, currently configured as two separate dwellings, providing excellent rental income or multi-generational living options while you finalize your redevelopment plans. A double detached garage and carport further enhance the property's versatility. You'll love this location for its exceptional walkability—enjoy scenic strolls along nearby pathways, access to vibrant Kensington Village, 19th Street shops, and Queen Elizabeth K-12 School, all just minutes away. The home is also conveniently close to the Foothills and Children's Hospitals, University of Calgary, SAIT, AUArts, and popular community amenities like the West Hillhurst Community Association and Bowview Outdoor Pool. With easy access to public transit and major routes, this is a truly unbeatable inner-city location. Don't miss this unique opportunity in one of Calgary's most desirable neighbourhoods.