

8508, 8512 Bowness Road NW
Calgary, Alberta

MLS # A2203309



\$1,650,000

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|------------------|---|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,012 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Alley Access, On Street, Parking Pad, Rear Drive, RV Access/Parking | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: N/A

Land Assembly Opportunity in Bowness! This exceptional investment package includes 8508 & 8512 Bowness Road NW, offering a prime MC-1 zoned redevelopment opportunity with 13,024 sq. ft. of total land and an expansive 110 ft. frontage along the highly sought-after Bowness Road. Both properties generate immediate rental income while holding immense future potential. 8512 Bowness Rd NW: 3-bed, 2-bath main level + 2-bed, 1-bath illegal suite (1,012 sq. ft. RMS). Generates \$3,000/month in rental income. Includes parking pad, RV access, and ample space. Includes parking pad, RV access, and ample space. 8508 Bowness Rd NW: 2-bed, 1.5-bath home (895 sq. ft. RMS) with a single-car garage. Generates \$1,900/month in rental income. Perfect for developers and investors, these side-by-side lots offer the flexibility to build townhouses, a fourplex, or a small multi-residential project. The high-exposure location ensures excellent accessibility and future value appreciation. Prime Location Near Major Destinations: Bowness Park, Winsport (Canada Olympic Park), Market Mall, Bow River Pathway, Shouldice Athletic Park, University of Calgary & Foothills Medical Centre, Easy Access to Downtown & Quick connectivity via 16th Ave & Stoney Trail. With a combined rental income of \$4,900/month, this property offers strong cash flow while you plan your redevelopment vision. A rare opportunity in one of Calgary's most promising communities! Contact us today for more details.