# \$699,900 - 7840 Bowcliffe Crescent Nw, Calgary

MLS® #A2229945

## \$699,900

2 Bedroom, 2.00 Bathroom, 907 sqft Residential on 0.15 Acres

Bowness, Calgary, Alberta

Excellent Investment Opportunity!

This desirable corner lot offers a desirable corner lot offers and desirable corner lot offers and desirable corner lot offers.

This desirable corner lot offers a generous total area of 6,748 sq ft and is ideally suited for investors and builders. Fourplex architectural drawings are ready to apply for a development permit, as shown in the pictures. Conveniently located close to schools, shopping centres, parks, and restaurants, with easy access to 16 Avenue(Trans-Canada Highway) and major routes. Don't miss your chance to grab a corner lot in a well-connected area.

Built in 1958

## **Essential Information**

MLS® # A2229945

Price \$699,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 907

Acres 0.15

Year Built 1958

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

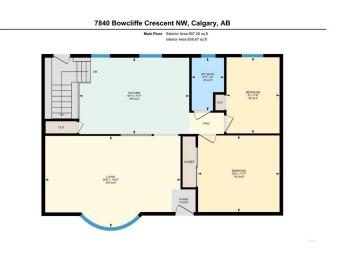
# **Community Information**

Address 7840 Bowcliffe Crescent Nw

Subdivision Bowness







City Calgary
County Calgary
Province Alberta
Postal Code T3B 2S7

### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Workshop in Garage

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air

Cooling None

Fireplaces Basement

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Block, Brick/Mortar

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.