



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

7728 Bowness Road NW  
Calgary, Alberta

MLS # A2291540



**\$1,199,950**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Bowness                          |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Bungalow                         |        |                   |
| Size:     | 785 sq.ft.                       | Age:   | 1946 (80 yrs old) |
| Beds:     | 2                                | Baths: | 2                 |
| Garage:   | Double Garage Detached           |        |                   |
| Lot Size: | 0.17 Acre                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard |        |                   |

|             |                        |            |      |
|-------------|------------------------|------------|------|
| Heating:    | Central                | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt Shingle        | Condo Fee: | -    |
| Basement:   | Full                   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame     | Zoning:    | M-C2 |
| Foundation: | Poured Concrete        | Utilities: | -    |
| Features:   | See Remarks            |            |      |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Attention builders and investors! Prime development opportunity in the heart of Bowness, one of Calgary's rapidly developing inner-city communities. This MC-2 zoned property is ideally located just steps from transit, close to shopping, parks, and the Bow River pathway system, with Canada Olympic Park nearby. The MC-2 zoning provides potential for multi-residential development subject to City of Calgary approval. The property is currently tenant-occupied, with a new roof (2025) - drive by only please. Please do not disturb the tenants. Contact your Realtor or reach out directly for more information. Land value only.