



**6403 35 Avenue NW**  
**Calgary, Alberta**

**MLS # A2293196**



**\$795,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** NONE

Prime 50' x 122' corner lot in the heart of Bowness, just 3 blocks from the Bow River. A rare opportunity offering immediate livability, rental potential, and long-term development upside. The beautifully renovated bungalow features an open-beam living room, a modern kitchen with granite countertops and a large island, luxury laminate flooring, 2 spacious bedrooms plus a third flexible bedroom or office, a primary suite with a 4-piece ensuite, and convenient main-floor laundry. The home shows pride of ownership and is move-in ready. Outside, enjoy a sunny south-facing yard, large private patio, attached front-drive garage, and an oversized rear workshop with additional storage. Ideal for hobbies, workspace, or potential supplementary income. For investors and developers, the rectangular corner parcel offers excellent frontage and design flexibility. Zoned for multi-residential development with potential for an 8-plex, this property sits in a proven rental corridor with easy access to downtown, transit, parks, and river pathways. Live in it, rent it, or plan your next development. Opportunities like this in Bowness just steps from the Bow River are increasingly rare.