



8315 Bowness Road NW
Calgary, Alberta

MLS # A2304117



\$559,000

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|------------------|--|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 859 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Block | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: N/A

Proudly maintained by the original owners since June 1959, this clean and well-cared-for home is ready for its next chapter. Move in, rent out, or update over time—a little refreshing could go a long way. With M-C1 zoning, there's also excellent potential for future redevelopment. The main level offers an eat-in kitchen, a comfortable living room, three bedrooms, and a 4-piece bath with retro blue fixtures. Downstairs, you'll find a large family room, an additional bedroom, plus laundry and plenty of storage. Notable updates include a newer roof and some newer windows, an updated electrical panel, a newer hot water tank, and a high-efficiency furnace. Outside, enjoy a huge backyard with a well-kept lawn, a fence in very good condition, and packed gravel ideal for an RV pad or extra storage. A single detached garage is complemented by a parking stall for two vehicles behind it.