



4363 70 Street NW
Calgary, Alberta

MLS # A2308095



\$728,888

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Downstairs Suite > Refrigerator, Electric Range, microwave

Welcome to an exceptional opportunity in the heart of Bowness a premium 56' x 120' corner lot on a quiet, well established street, offering both immediate income potential and outstanding future redevelopment upside. This well maintained bungalow offers over 1,880 sq. ft. of developed living space and features a basement legal suite with separate entrance, creating a versatile layout ideal for homeowners, investors, or multi generational living. The upper level includes two spacious bedrooms, including a rare 2-piece ensuite, a full 4-piece bath, a bright living room, and a large functional kitchen. Downstairs, the fully self contained legal suite provides two additional bedrooms, its own kitchen, living area, full bathroom, and separate laundry, ensuring complete independence for tenants or extended family. The home has great bones and has the key updates already completed: New Roof (2020), NEW furnace (2022), NEW hot water tank (2022), NEW garage heater (2022), NEW Vinyl flooring in upper bedrooms, NEW (2025) Samsung Fridge, New (2025) Dishwasher. As home owners know, spending money on all that infrastructure is no where near as fun as cosmetic upgrades, the owners have taken great pride in making sure you have a solid home to start off with, this allows you to upgrade as you see fit, truly make it your own! Adding to the appeal is the oversized, heated double garage, thoughtfully divided and previously generating additional rental income—an excellent bonus stream alongside the basement legal suite, which has rented for \$1,400+/-/month, with garage income of \$300/month (that's only 1 side could be \$500+ - Heated garages are in high demand in Calgary) For those thinking long-term, the RC-G zoning opens the door to significant redevelopment potential, including the possibility of a fourplex with legal suites—a rare

opportunity on a corner parcel of this size. The location is equally compelling. You're just a short walk to schools, transit, and shopping, while enjoying quick access to the Bow River pathways and Bowness Park, with extensive biking and walking trails connecting throughout the city. Weekend escapes are effortless with convenient access to Canmore, Banff, and Kananaskis Country. Bowness continues to evolve, with ongoing revitalization, new builds, and a growing mix of local restaurants, breweries, and amenities making this not only a smart purchase today, but a strategic investment for the future. Whether you're looking to live up and rent down, hold as an income property, or redevelop, this is a rare opportunity to secure a large corner lot in one of Calgary's most dynamic communities. Book your showing today!