



8303 Bowglen Road NW
Calgary, Alberta

MLS # A2310221



\$759,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Paved		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, See Remarks, Wedge Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: garage heater

Welcome to this charming and thoughtfully updated bungalow, tucked away on a quiet street in a well-established community. Full of warmth and character, this quaint home offers comfortable living today with the added benefit of an expansive 10,592 sq. ft. lot and flexible R-CG zoning. Over the past few years, the property has seen numerous valuable upgrades, providing both style and peace of mind for years to come. Improvements include new Hardie Board siding (2022), new shingles (2023), new furnace and HVAC system (2023), central air conditioning (2023), new washer and dryer (2023), new fridge/freezer (2023), and a beautifully refreshed kitchen completed in 2021. Outside, the expansive yard creates a truly special setting. Surrounded by mature trees for added privacy and beauty, the property features a huge garden area, an abundance of established perennials, and plenty of space to relax, entertain, or simply enjoy the extra room rarely found in the city. The spacious detached garage, gas heated, adds exceptional functionality and comfort year-round. The location is equally impressive, situated close to a wide variety of schools, grocery stores, churches, and everyday amenities. Enjoy quick access to WinSport, COP, the Calgary Farmers' Market West, and the natural beauty of Bowness Park — offering year-round recreation, pathways, and family-friendly outdoor spaces. Whether you're looking for a cozy place to call home, a property with long-term flexibility, or simply a large and private lot in an increasingly sought-after location, this home offers a rare combination of character, updates, land value, and opportunity.