



GRASSROOTS

REALTY GROUP

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**4327 70 Street NW
Calgary, Alberta**

MLS # A2318134



\$650,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1951 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Exceptional redevelopment opportunity in the heart of Bowness on this massive 72' x 120' lot (8,640 sq. ft. +/-). Presenting a rare chance to secure an oversized parcel in one of Calgary's most active and evolving redevelopment communities. The generous frontage and depth provide outstanding flexibility for future development opportunities, subject to municipal approvals and zoning requirements. Surrounded by ongoing infill and multi-family projects, this site is ideally positioned for builders looking to capitalize on the continued growth and transformation of Bowness. Large redevelopment parcels of this size are becoming increasingly difficult to find. Located just minutes from Bowness Park, the Bow River pathway system, schools, transit, shopping, major transportation routes, and easy access to downtown and the Rocky Mountains. Whether you're planning your next infill project, multi-unit development, or long-term land hold, this property offers exceptional potential in a sought-after northwest Calgary location.