



GRASSROOTS
REALTY GROUP

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7711 39 Avenue NW
Calgary, Alberta

MLS # A2345518

\$529,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs, Separate Entrance, Storage		

Inclusions: N/A

RARE R-CG DEVELOPMENT OPPORTUNITY IN BOWNESS! Attention builders, developers and investors: this 50' x 110' rectangular lot offers something increasingly difficult to find. Following the repeal of Calgary's citywide blanket rezoning on August 4, 2026, most residential properties reverted to their previous lower-density zoning. This property remains designated R-CG, preserving a range of potential redevelopment opportunities not available to most surrounding properties. The level 5,500 sq. ft. parcel features desirable rear-lane access and supports the variety of grade-oriented housing forms available under R-CG zoning. The existing 1,007 sq. ft. bungalow offers three bedrooms on the main level, an additional bedroom and developed living space downstairs, two full bathrooms, a separate entrance, and a large double detached garage. Located in the established community of Bowness, close to parks, schools, shopping and everyday amenities, this is an exceptional opportunity to secure a well-located property where the long-term value is firmly rooted in the land and its increasingly rare R-CG zoning.