

# \$624,900 - 1637 Bowness Road Nw, Calgary

MLS® #A2203543

**\$624,900**

2 Bedroom, 1.00 Bathroom, 931 sqft  
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Exciting Redevelopment Opportunity â€“ This is a rare and exceptional opportunity to secure a prime piece of real estate in one of Calgaryâ€™s most sought-after locations. Situated on a 25â€™ x 125â€™ lot with a sunny south-facing backyard â€“ perfect for outdoor living and gardening. This property is ideal for redevelopment, offering a perfect canvas for your dream home. With an approved development permit already in place for a brand-new 3-storey infill, this lot is ready for you to build the home youâ€™ve always envisioned. Located just steps from the vibrant Kensington district, this property offers unparalleled convenience. Enjoy a truly walkable lifestyle with easy access to river pathways, downtown Calgary, schools, parks, cafes, shops, and more. Whether youâ€™re walking to your favorite coffee shop or biking along the river, this location truly puts you at the heart of it all. The current bungalow on the property is a cozy 2-bedroom, 1-bathroom home, perfect for those looking for a temporary place to live while planning their redevelopment. Alternatively, it could be a great renovation project if you prefer to update the existing structure. This is a rare opportunity to secure a prime lot in an unbeatable location, with all the hard work already done. Donâ€™t miss out on the chance to build your custom home in one of Calgaryâ€™s most desirable neighborhoods. Contact us today for more information or to schedule a viewing!



Built in 1910

### Essential Information

MLS® #	A2203543
Price	\$624,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	931
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1637 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K1

### Amenities

Parking	Off Street
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### Interior

Interior Features	See Remarks
Appliances	Electric Range, Freezer, Refrigerator, Washer/Dryer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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