7711 39 Avenue NW

Calgary | Active | MLS® A2358421

$516,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1957**	**1,007.52 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358421
Bedrooms	4
Bathrooms	2
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,007.52 sq. ft.
Main Level Finished Area:	1,007.52 sq. ft.
Acreage:	No

Lot Area:	5,500 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1957 (Age: 69)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6962HB
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dryer, Electric Range, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'11" × 7'7" ·
Main Floor	Bedroom · 11'11" × 9'11" ·
Main Floor	Bedroom · 11'3" × 8' ·
Main Floor	Dining Room · 11'3" × 9'7" ·
Main Floor	Kitchen · 11'4" × 9'6" ·
Basement	Living Room · 19'11" × 11' ·
Basement	Bedroom · 13'7" × 9'8" ·
Basement	Game Room · 18'10" × 9'7" ·
Basement	Furnace/Utility Room · 19' × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, Primary Downstairs, Separate Entrance, Storage
Exterior Features:	Fire Pit, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7711-39-avenue-nw-calgary-a2358421/

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