7728 Bowness Road NW

Calgary | Active | MLS® A2291540

$1,199,950





Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1946**	**785 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Attention builders and investors! Prime development opportunity in the heart of Bowness, one of Calgary's rapidly developing inner-city communities. This MC-2 zoned property is ideally located just steps from transit, close to shopping, parks, and the Bow River pathway system, with Canada Olympic Park nearby. The MC-2 zoning provides potential for multi-residential development subject to City of Calgary approval. The property is currently tenant-occupied, with a new roof (2025) - drive by only please. Please do not disturb the tenants. Contact your Realtor or reach out directly for more information. Land value only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2291540
Bedrooms	2
Bathrooms	2
Year Built	1946
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:	785 sq. ft.
Acreage:	No
Lot Area:	7,362 sq. ft.
Lot Frontage:	75'1"
Front Exposure:	South

Levels:	One
Total Rooms Above Grade:	5
Year built:	1946 (Age: 80)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Plan:	6625JK
Heating:	Central
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement

City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dryer, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 9'11" × 9'7" ·
Main Floor	Bedroom - Primary · 9'7" × 9'6" ·
Main Floor	Dining Room · 8'8" × 5'9" ·
Main Floor	Kitchen · 11'2" × 7'8" ·
Main Floor	Living Room · 17'6" × 13'2" ·
Lower Level	Family Room · 20'2" × 16'11" ·
Lower Level	Storage · 9'1" × 5'6" ·
Lower Level	Laundry · 11'1" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	May 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7728-bowness-road-nw-calgary-a2291540/

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