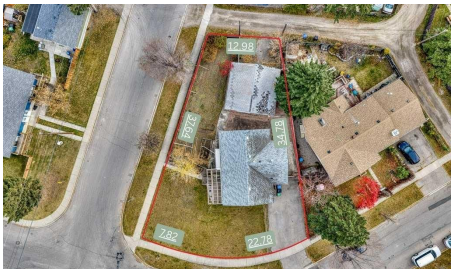
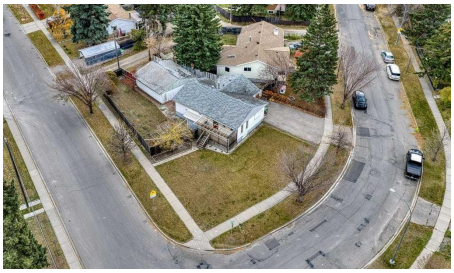
8528 Bowglen Road NW

Calgary | Active | MLS® A2353882

$645,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1956**	**1,092.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

LAND VALUE SALE Rare chance to own an OVERSIZED CORNER LOT in the heart of Bowness. The 8,773 sq ft parcel sits where Bowglen Road NW meets 44 Avenue NW and has two long street frontages: ~ 100 ft along Bowglen and ~ 123 ft along 44 Avenue. Its corner position gives it two street exposures, lots of natural light, a southwest-facing front and back lane access. You’re steps from parks, playgrounds, schools, shopping and sidewalk-lined streets. Bowness gives you quick access to the Bow River pathways, Bowness Park, Market Mall and Stoney Trail, with an easy commute downtown or west to the mountains. Lots this size on a corner in an established NW community rarely come up. Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353882
Bedrooms	4
Bathrooms	2
Year Built	1956
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:	1,092.77 sq. ft.
Main Level Finished Area:	1,092.77 sq. ft.
Below Grade Finished Area:	1,039.08 sq. ft.
Acreage:	No
Lot Area:	8,772 sq. ft.

Lot Frontage:	100'5"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	5
Year built:	1956 (Age: 70)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2074HB
Heating:	Forced Air
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Linoleum, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	None
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'7" × 8'2" ·
Main Floor	Kitchen · 13'6" × 11'6" ·
Main Floor	Bedroom - Primary · 11'6" × 10'11" ·
Main Floor	Bedroom · 11' × 9'3" ·
Main Floor	Office · 17'5" × 11'7" ·
Basement	Bedroom · 11'2" × 10'2" ·
Basement	Bedroom · 12' × 10' ·
Basement	Family Room · 17'10" × 8' ·
Basement	Game Room · 25'4" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Corner Lot, Irregular Lot, Level, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8528-bowglen-road-nw-calgary-a2353882/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.