

\$624,999 - 1637 Bowness Road Nw, Calgary

MLS® #A2187430

\$624,999

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.07 Acres

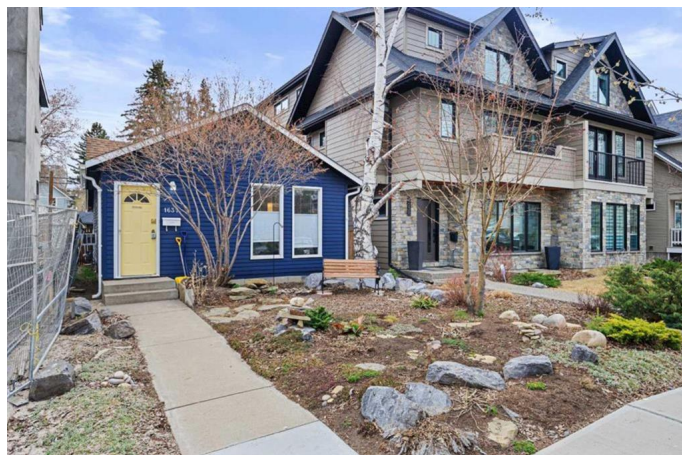
Hillhurst, Calgary, Alberta

Introducing a charming bungalow in the south-after neighborhood of Hillhurst. This cozy home is perfect for those eager to join the vibrant community at an affordable price. Situated on a fabulous Development lane. This property boasts a south-facing rear yard, offering plenty of sunshine and gardening options for those with a green thumb. Great new development opportunity on a lot size of 25 x 125. Build your own custom dream home in this vibrant Hillhurst community. Minutes away from downtown, Bow River, Bicycle track & walking track, popular Kensington restaurants & pubs. The opportunities are endless, add on a lane home or just move right in to this cute little home. Don't miss out on this opportunity to own a piece of Hillhurst at a great value!

Built in 1910

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187430 |
| Price | \$624,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 948 |
| 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 | T2N 3K1 |

Amenities

| | |
|------------|-------------|
| Parking | Off Street |
| Waterfront | See Remarks |

Interior

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

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Garden, Storage |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 13th, 2025 |
| Days on Market | 59 |
| Zoning | R-C2 |

Listing Details

Listing Office

Real Broker



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