

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

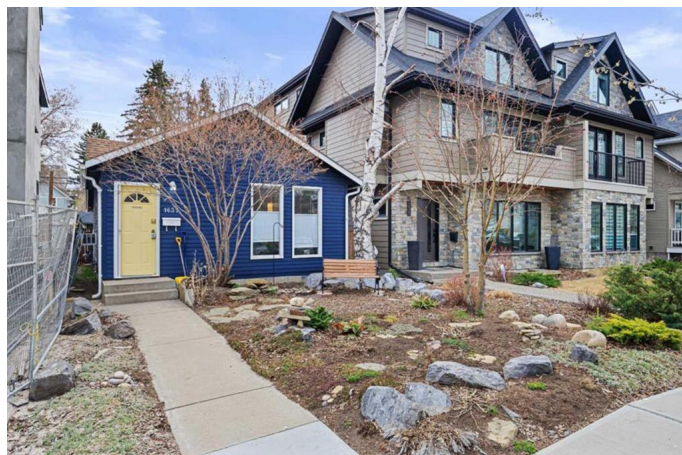
MLS® #A2187430

## \$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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