

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

MLS® #A2187430

\$624,999

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.07 Acres

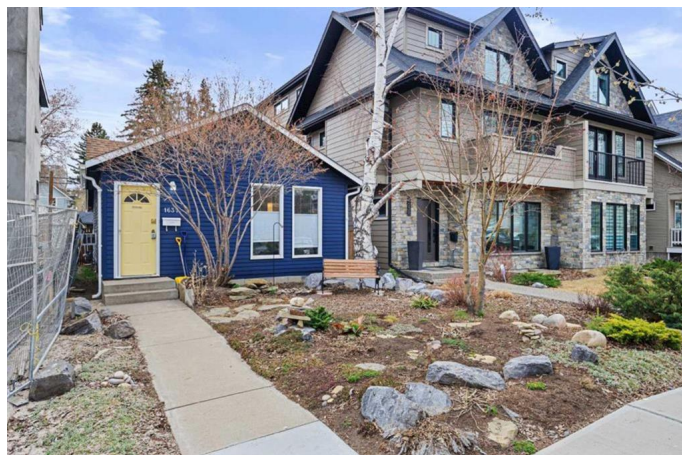
Hillhurst, Calgary, Alberta

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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