



\$ 2,250,000.00

## 75 BOWDALE CRESCENT NW CALGARY

<https://paulbrinton.com>

3.9 acres on Bowdale Cres. Classy 901 sqft bungalow has been nicely upgraded. Stunning views of downtown Calgary. Extensive frontage on Bowdale Crescent, which is ideal for future development or a limited range of temporary uses (as stated under S-FUD zoning) until the land is rezoned. Incredible opportunity for investors...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** Acreage with Residence, Bungalow

**MLS ® #:** A1155978

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 09:42:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/27/21

**Two Piece Bath:** 1

**Lot size:** 169884 sq ft

**Year built:** 1952

**Parking:** Additional Parking, Driveway, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Laminate

**Fireplace Features:** Wood Burning

**Exterior Features:** Garden

**District:** CAL Zone NW

**Inclusions:** 2 desks, 2 end tables, wrought iron bed

**Lot Features:** Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,Irregular Lot,Many Trees

**Heating Type:** Forced Air

**Fireplace:** 1

**Water Source:** Well

**Community Features:** Schools Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Smoking Home

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Septic Field,Septic Tank



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 32

**Construction Materials:** Stucco

**Foundation:** Poured Concrete

**Living Area SF:** 901.00

**Structure Type:** House

**Restrictions:** Easement Registered On Title

**Levels:** One

**Zoning:** S-FUD

**List Price Square Foot:** \$ 3,052.16

**Rooms Above Grade:** 4

**Suite:** No

**Appliances:** Gas  
Stove, Refrigerator, Washer/Dryer

**Subdivision Name:** Bowness

**Lot Size Acres:** 3.90

