



\$ 289,800.00

7809 BOWCLIFFE CRESCENT NW CALGARY

<https://paulbrinton.com>

Attention Investors! This rental property is a three bedroom bi-level 1/2 duplex, plus a large lower illegal one bedroom suite down. The property shows well with fresh pain on the upper level that has been renting for \$1000/mth. The lower level has long term tenants that pay \$800/mth. This property...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Acreage with Residence, Bungalow

MLS ® #: A1154046

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 18:05:13

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/19/21

Lot size: 4004 sq ft

Year built: 1971

Parking: Off Street

PROPERTY FEATURES

Flooring: Carpet,Laminate

Exterior Features: Fire Pit

District: CAL Zone NW

Inclusions: None

Lot Features: Back Yard,Few Trees,Gentle Sloping,Rectangular Lot

Heating Type: Forced Air

Community Features: Park,Schools Nearby,Playground,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Laminate Counters,Soaking Tub,Storage

Roof Type: Tar/Gravel

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Levels: Two

Zoning: R-C1

List Price Square Foot: \$ 327.56



Title Land: Fee Simple

Photo Count: 19

Rooms Above Grade: 5

Construction Materials: Stucco,Wood
Frame,Wood Siding

Quarter: NE

Section: 1

Range: 1

Suite: No

Foundation: Poured Concrete

Frontage Metres: 12.10M 39`8"

Appliances: Dishwasher,Electric Range,Gas
Range,Microwave,Microwave Hood
Fan,Portable
Dishwasher,Refrigerator,Washer/Dryer,Window
Coverings

Living Area SF: 884.72

Subdivision Name: Bowness

Structure Type: House

Lot Size Acres: 0.09

Restrictions: See Remarks

