

# \$849,900 - 6516 35 Avenue Nw, Calgary

MLS® #A2192964

**\$849,900**

3 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.26 Acres

Bowness, Calgary, Alberta

Here's an EXCEPTIONAL 11,494 Sq Ft Lot (50' x 229.88') in SIZE that has 2 LOCATIONS â€œ FRONT & BACK ACCESS which could be a POSSIBLE 4-PLEX in BOWNESS for all your BUILDING needs incl/HEATED Detached Garage/SHOP 16.5' X 52' 824 Sq Ft (4 Vehicles), a SHED, a 19'6" X 14'6" DECK, + a 22' 0" X 7'9" PATIO. This FULLY DEVELOPED BUNGALOW has 1528.83 Sq Ft of DEVELOPED SPACE, 3 Bedrooms, 2 (4 Pc) Bathrooms, w/ILLEGAL SUITE in the Basement. There is also an extra STORAGE room. Imagine what you could do with this size parcel??? Endless POSSIBILITIES, + a GREAT Location too. Again a FRONT & BACK ACCESS making this so Convenient for future builds. There are also numerous PATHWAYS, the DOUGLAS FIR TRAIL, + Firepits/BBQ stands that can be booked through the City of Calgary website. An easy commute to downtown, even walking or bike riding. The Community of Bowness has Programs, + Events all year round. For those Builders out there - an application can be made through the City of Calgary - the Land Use Amendment to change the Zoning from R-C2 to an M-C1. Make this your next opportunity, book a showing to see it for yourself!!!

Built in 1935

## Essential Information

MLS® #

A2192964



Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.26
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6516 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Heated Garage, Oversized, RV Access/Parking, Workshop in Garage, Driveway, Quad or More Detached
# of Garages	4

### Interior

Interior Features	Storage, Soaking Tub
Appliances	Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Private,

	Rectangular Lot, Low Maintenance Landscape, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	78
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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