

# \$1,900,000 - 8508, 8512 Bowness Road Nw, Calgary

MLS® #A2203309

**\$1,900,000**

6 Bedroom, 3.00 Bathroom, 1,012 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

Land Assembly Opportunity in Bowness! This exceptional investment package includes 8508 & 8512 Bowness Road NW, offering a prime MC-1 zoned redevelopment opportunity with 13,024 sq. ft. of total land and an expansive 110 ft. frontage along the highly sought-after Bowness Road. Both properties generate immediate rental income while holding immense future potential. 8512 Bowness Rd NW: 3-bed, 2-bath main level + 2-bed, 1-bath illegal suite (1,012 sq. ft. RMS). Generates \$3,000/month in rental income. Includes parking pad, RV access, and ample space. Includes parking pad, RV access, and ample space. 8508 Bowness Rd NW: 2-bed, 1.5-bath home (895 sq. ft. RMS) with a single-car garage. Generates \$1,900/month in rental income. Perfect for developers and investors, these side-by-side lots offer the flexibility to build townhouses, a fourplex, or a small multi-residential project. The high-exposure location ensures excellent accessibility and future value appreciation. Prime Location Near Major Destinations: Bowness Park, Winsport (Canada Olympic Park), Market Mall, Bow River Pathway, Shouldice Athletic Park, University of Calgary & Foothills Medical Centre, Easy Access to Downtown – Quick connectivity via 16th Ave & Stoney Trail. With a combined rental income of \$4,900/month, this property offers strong cash flow while you plan your redevelopment vision. A rare opportunity in one of Calgary's most promising communities! Contact us today for



more details.

Built in 1956

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203309    |
| Price          | \$1,900,000 |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,012       |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 8508, 8512 Bowness Road Nw |
| Subdivision | Bowness                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3B 0H7                    |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 6                                                                   |
| Parking        | Alley Access, On Street, Parking Pad, RV Access/Parking, Rear Drive |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage                             |
| Appliances        | Dishwasher, Dryer, Electric Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Unfinished                                                                              |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Garden                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding             |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 43               |
| Zoning         | M-C1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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