

7012 Bowness Road NW
Calgary, Alberta

MLS # A2289591



\$747,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,506 sq.ft.	Age:	1959 (67 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: -

Rare opportunity to own a duplex situated on an MC-1 zoned lot, offering strong future development potential. This income-producing property provides immediate rental revenue while allowing flexibility for redevelopment down the line. Ideal for investors looking to hold and build equity in a growing area. Excellent location close to amenities, transit, and major routes.