

8528 Bowglen Road NW
Calgary, Alberta**MLS # A2353882****\$724,900**

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

LAND VALUE SALE Rare chance to own an **OVERSIZED CORNER LOT** in the heart of Bowness. The 8,773 sq ft parcel sits where Bowglen Road NW meets 44 Avenue NW and has two long street frontages: ~ 100 ft along Bowglen and ~ 123 ft along 44 Avenue. Its corner position gives it two street exposures, lots of natural light, a southwest-facing front and back lane access. You're steps from parks, playgrounds, schools, shopping and sidewalk-lined streets. Bowness gives you quick access to the Bow River pathways, Bowness Park, Market Mall and Stoney Trail, with an easy commute downtown or west to the mountains. Lots this size on a corner in an established NW community rarely come up. Book your showing today.