

\$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	81
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.