

\$599,900 - 4624 80 Street Nw, Calgary

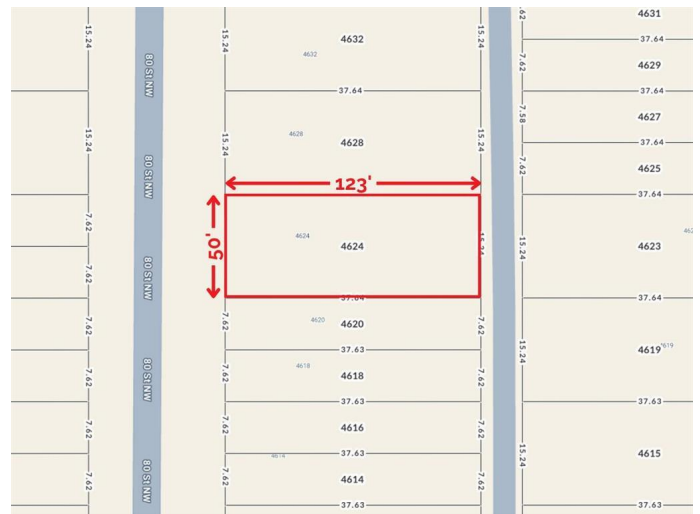
MLS® #A2248380

\$599,900

3 Bedroom, 1.00 Bathroom, 1,067 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

***VISIT MULTIMEDIA LINK FOR FULL DETAILS!* ATTENTION BUILDERS, DEVELOPERS, & INVESTORS!** This is your chance to secure a prime, development-ready 6,150 R-CG sq ft lot in Bowness. Ideally located in a peaceful part of the community without being too far from daily amenities. This site is just minutes from Bowness Park, local schools, transit, shopping, and offers quick access to downtown, WinSport, Stoney Trail, and the mountains. Versatile R-CG zoning allows for the potential construction of duplexes, detached infills, or townhomes (subject to City approval). And, for those seeking an investment opportunity, this property is currently generating approx \$2,100 in monthly rental income. It is currently rented out with the option to extend, offering a potential income stream while you do up plans for future development. Long a hidden gem in Calgary's inner city, Bowness is currently undergoing rapid redevelopment, including luxury single-family infills and townhome projects. Local favourites include Salt & Pepper, Cadance Coffee, and Bow Cycle to name a few! For nature lovers, this home is steps away from the Bow River Parks and Pathways. Plus, other nearby parks and amenities include Shouldice Park, Bowness Park, the Alberta Children's Hospital, Foothills Hospital, the University of Calgary, and WinSport. Bowness truly is a fantastic community for the outdoor-minded! Whether you have immediate development plans or



prefer a long-term approach, this lot has great potential! Reach out today for more information!

Built in 1958

Essential Information

MLS® #	A2248380
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,067
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4624 80 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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