

# \$635,000 - 8319 Bowness Road, Calgary

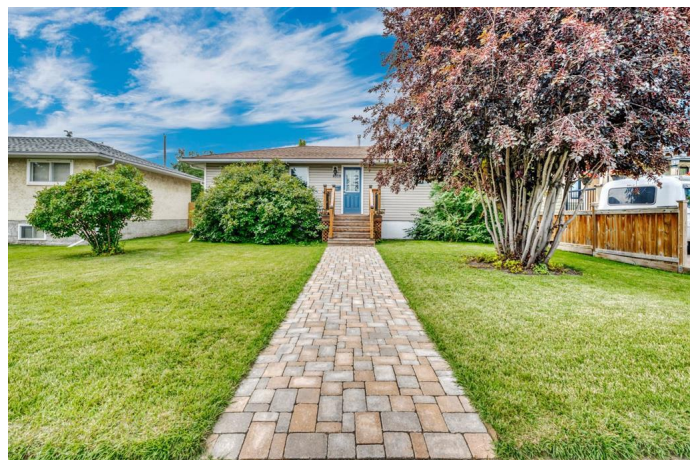
MLS® #A2249164

**\$635,000**

3 Bedroom, 2.00 Bathroom, 899 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to 8319 Bowness Rd NW, a beautifully maintained and thoughtfully updated bungalow with a total of 1621 sq ft livable space offering both charm and opportunity in one of Calgary's most desirable communities. Situated on a generous 50' x 120' lot with M-C1 zoning, this property offers future development potential for a multi-family building—a rare and valuable investment! Inside, you'll find a warm and inviting 4-bedroom, 2-bathroom layout that has seen numerous upgrades over the years. Notable updates include a high-efficiency furnace with cool air return (2021) and a hot water tank (2021) for peace of mind. The kitchen shines with a new stove, dishwasher, stylish faucet, and upgraded light fixtures throughout the upper level. The main bathroom was tastefully renovated in 2019 with modern tile and a new vanity. Plush carpets upstairs (approx. 4 years old) add comfort and coziness, while the newer front and backdoor (2019) adds curb appeal and security. Step outside and enjoy a south facing, low-maintenance landscaping filled with mostly perennials with beautiful stone paver walkways in the front and back, plus a fenced yard (2020) built with durable pressure-treated lumber—perfect for kids, pets, or entertaining and a cedar deck. Whether you're looking to move in and enjoy the character and care put into this home or you're an investor seeking a prime redevelopment opportunity, this location can't be beat. Just minutes from Bowness



Park, Canada Olympic Park, and the Calgary Farmers' Market, youâ€™ll love the vibrant, connected lifestyle this area offers. Donâ€™t miss your chance to own this well-loved home with unmatched potential in a growing community!

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249164    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 899         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8319 Bowness Road |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0H5           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Other                   |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Garden            |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 60                |
| Zoning         | M-C1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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