

# \$1,650,000 - 8508, 8512 Bowness Road Nw, Calgary

MLS® #A2203309

**\$1,650,000**

6 Bedroom, 3.00 Bathroom, 1,012 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

Land Assembly Opportunity in Bowness! This exceptional investment package includes 8508 & 8512 Bowness Road NW, offering a prime MC-1 zoned redevelopment opportunity with 13,024 sq. ft. of total land and an expansive 110 ft. frontage along the highly sought-after Bowness Road. Both properties generate immediate rental income while holding immense future potential. 8512 Bowness Rd NW: 3-bed, 2-bath main level + 2-bed, 1-bath illegal suite (1,012 sq. ft. RMS). Generates \$3,000/month in rental income. Includes parking pad, RV access, and ample space. Includes parking pad, RV access, and ample space. 8508 Bowness Rd NW: 2-bed, 1.5-bath home (895 sq. ft. RMS) with a single-car garage. Generates \$1,900/month in rental income. Perfect for developers and investors, these side-by-side lots offer the flexibility to build townhouses, a fourplex, or a small multi-residential project. The high-exposure location ensures excellent accessibility and future value appreciation. Prime Location Near Major Destinations: Bowness Park, Winsport (Canada Olympic Park), Market Mall, Bow River Pathway, Shouldice Athletic Park, University of Calgary & Foothills Medical Centre, Easy Access to Downtown – Quick connectivity via 16th Ave & Stoney Trail. With a combined rental income of \$4,900/month, this property offers strong cash flow while you plan your redevelopment vision. A rare opportunity in one of Calgary's most promising communities! Contact us today for



more details.

Built in 1956

**Essential Information**

MLS® #	A2203309
Price	\$1,650,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,012
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8508, 8512 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H7

**Amenities**

Parking Spaces	6
Parking	Alley Access, On Street, Parking Pad, Rear Drive, RV Access/Parking

**Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Unfinished

**Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 17th, 2025
Days on Market	162
Zoning	M-C1

**Listing Details**

Listing Office	eXp Realty
----------------	------------

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.