

# \$829,990 - 6316 Bowwood Drive Nw, Calgary

MLS® #A2233300

**\$829,990**

3 Bedroom, 1.00 Bathroom, 889 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

**\*\*Investor, Builder, Developer Alert \*\***

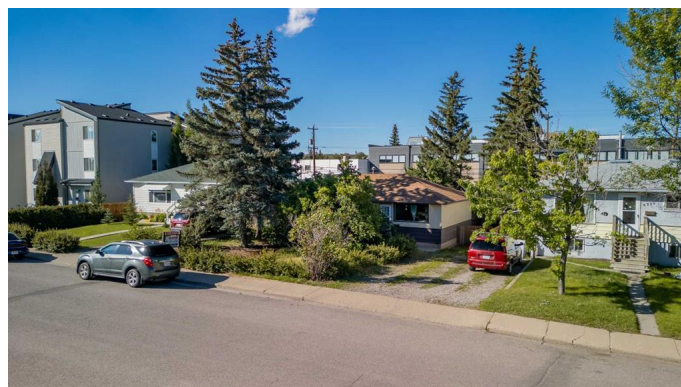
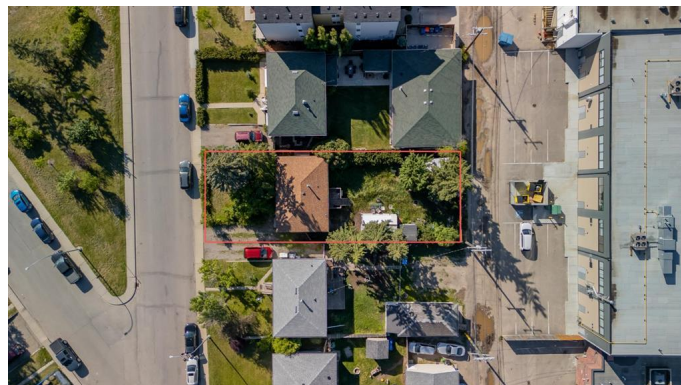
Development Opportunity in Desirable Bowness - DP Approved 8-Unit 4-Plex Lot - Qualifies for MLI Select Program through the CMHC.

An exceptional opportunity awaits in the heart of Bowness! This 50 ft x 125 ft lot is being sold with an approved Development Permit (DP) in place for a thoughtfully designed 3-storey 4-plex, featuring 8 units in total - four 3-storey townhomes with upper level balconies and four 1-bedroom legal basement suites with private entry. The approved plans also include 4 single garages accessible from the rear lane.

Perfectly positioned on a quiet street across from a peaceful greenspace, this location offers an unbeatable balance of nature and urban convenience. Just 7 minutes to Bowness Park, enjoy quick access to one of Calgary's most cherished outdoor spaces. Whether you're commuting downtown or escaping west on Highway 1 toward Banff, you'll appreciate the smooth, efficient travel options this location provides.

The current structure is a 3-bedroom, 1-bathroom bungalow with an open-concept 889 sq ft layout, sold as-is.

Whether you're a developer ready to break ground or an investor looking to hold a prime



parcel with plans in place, this is a rare find in one of Calgary's most established communities. Don't miss out on this turnkey development-ready property in vibrant Bowness. Hurry and book your showing today!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233300    |
| Price          | \$829,990   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 889         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 6316 Bowwood Drive Nw |
| Subdivision | Bowness               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 2G4               |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
| Appliances        | None              |
| Heating           | Forced Air        |
| Cooling           | None              |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Other, Private Yard, Rain Gutters                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Interior Lot, Level, Private, Rectangular Lot, Street Lighting, Views, Open Lot, Subdivided |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Concrete, Stucco, Wood Frame                                                                                                |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 103             |
| Zoning         | MC-1            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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