

# \$999,900 - 1927 Bowness Road Nw, Calgary

MLS® #A2222192

**\$999,900**

4 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Rare opportunity to build on one of West Hillhurst's most sought-after 50x125 ft lots, ideally located on historic Bowness Road. This subdividable lot boasts a desirable south-facing backyard and offers outstanding potential to build your dream home. The existing bungalow features nearly 2,000 sq. ft. of developed living space, currently configured as two separate dwellings, providing excellent rental income or multi-generational living options while you finalize your redevelopment plans. A double detached garage and carport further enhance the property's versatility. You'll love this location for its exceptional walkability—enjoy scenic strolls along nearby pathways, access to vibrant Kensington Village, 19th Street shops, and Queen Elizabeth's School, all just minutes away. The home is also conveniently close to the Foothills and Children's Hospitals, University of Calgary, SAIT, AUArts, and popular community amenities like the West Hillhurst Community Association and Bowview Outdoor Pool. With easy access to public transit and major routes, this is a truly unbeatable inner-city location. Don't miss this unique opportunity in one of Calgary's most desirable neighbourhoods.

Built in 1953

## Essential Information

MLS® #

A2222192



Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,312
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1927 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K7

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot,

	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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