

# \$699,900 - 7840 Bowcliffe Crescent Nw, Calgary

MLS® #A2229945

**\$699,900**

2 Bedroom, 2.00 Bathroom, 907 sqft  
Residential on 0.15 Acres

Bowness, Calgary, Alberta

Excellent Investment Opportunity!

This desirable corner lot offers a generous total area of 6,748 sq ft and is ideally suited for investors and builders. Fourplex architectural drawings are ready to apply for a development permit, as shown in the pictures. Conveniently located close to schools, shopping centres, parks, and restaurants, with easy access to 16 Avenue(Trans-Canada Highway) and major routes. Don't miss your chance to grab a corner lot in a well-connected area.

Built in 1958

## Essential Information

MLS® #	A2229945
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	7840 Bowcliffe Crescent Nw
Subdivision	Bowness



7840 Bowcliffe Crescent NW, Calgary, AB

Main Floor Exterior Area 907.28 sq ft  
Interior Area 839.67 sq ft



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2S7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplaces	Basement
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, Brick/Mortar

### Additional Information

Date Listed	June 16th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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