

\$635,000 - 8319 Bowness Road, Calgary

MLS® #A2249164

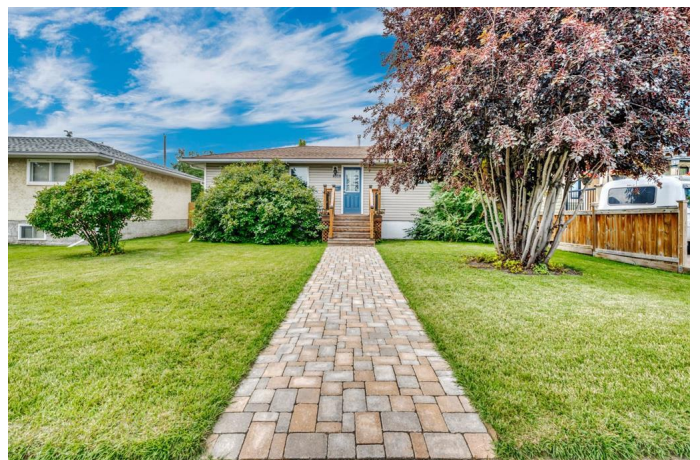
\$635,000

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	48
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Complete 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.