

# \$895,000 - 8308 Bowness Road Nw, Calgary

MLS® #A2221629

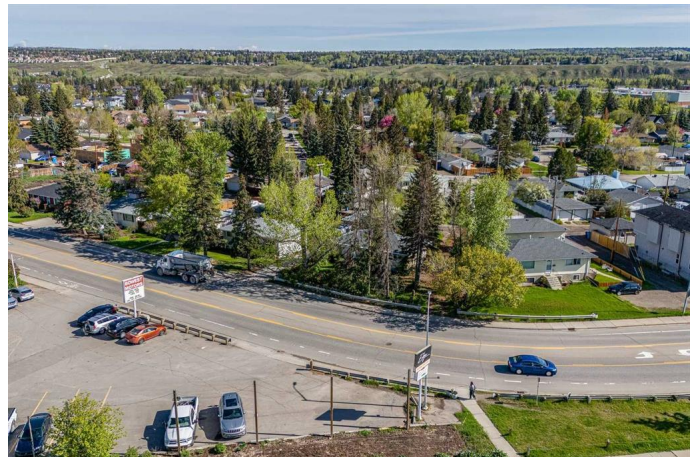
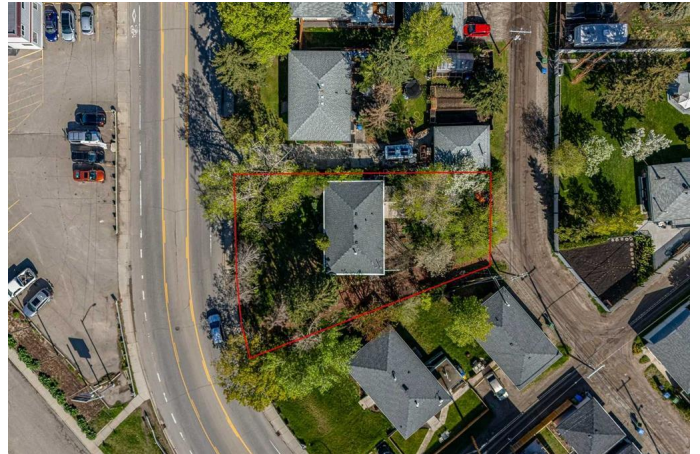
**\$895,000**

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.19 Acres

Bowness, Calgary, Alberta

**ATTENTION BUILDERS & INVESTORS!!**  
**PRIME 10 UNIT DP APPROVED**  
**MULTI-FAMILY DEVELOPMENT**  
**OPPORTUNITY** | This development qualifies for CMHC's MLI Select program, making it eligible for up to 50-year amortization and as little as 5% down—an attractive financing option for maximizing ROI. Exceptional opportunity for investors and developers—this DP-approved multi-family site in the heart of Bowness is ready to build and primed for success. The project features five thoughtfully designed townhomes, each with a legal basement suite, offering a total of 10 income-generating units. Located on a rare 8,300+ square foot M-C1 reverse pie lot with 90 feet of frontage, this property combines size, zoning, and location to deliver outstanding potential. Unit sizes range from approximately 1,500 to 1,650 square feet spread over three storeys, each offering rooftop patios and unobstructed south-facing views of Canada Olympic Park. The inclusion of basement suites adds rental flexibility and significantly boosts revenue potential. Located close to public transit, shopping, Bowness Park, the River Pathway system, and the new Farmers Market West, this site offers not only convenience but a vibrant community lifestyle. Site plan and DP drawings are available upon request. An ideal opportunity to break ground this spring and capitalize on Calgary's growing multi-family market.



Built in 1957

## Essential Information

MLS® #	A2221629
Price	\$895,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.19
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8308 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H6

## Amenities

Parking Spaces	3
Parking	Off Street

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Reverse Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
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