

**7840 Bowcliffe Crescent NW**  
**Calgary, Alberta**

**MLS # A2229945**



**\$699,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Workshop in Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Block, Brick/Mortar
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

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.