

# \$829,990 - 6316 Bowwood Drive Nw, Calgary

MLS® #A2233300

**\$829,990**

3 Bedroom, 1.00 Bathroom, 889 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

**\*\*Investor, Builder, Developer Alert \*\***

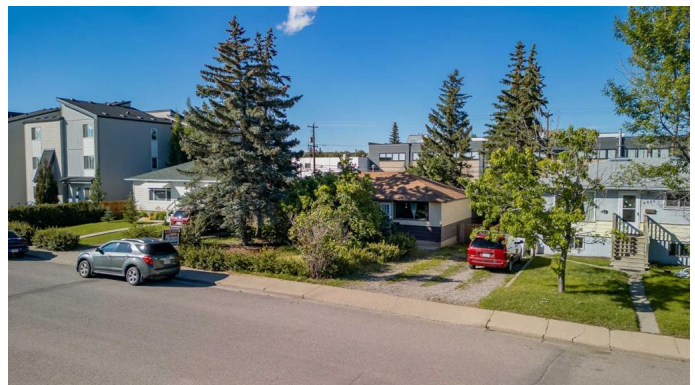
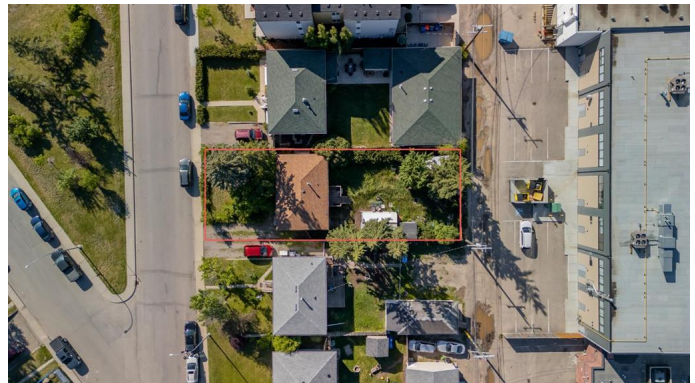
Development Opportunity in Desirable Bowness - DP Approved 8-Unit 4-Plex Lot - Qualifies for MLI Select Program through the CMHC.

An exceptional opportunity awaits in the heart of Bowness! This 50 ft x 125 ft lot is being sold with an approved Development Permit (DP) in place for a thoughtfully designed 3-storey 4-plex, featuring 8 units in total - four 3-storey townhomes with upper level balconies and four 1-bedroom legal basement suites with private entry. The approved plans also include 4 single garages accessible from the rear lane.

Perfectly positioned on a quiet street across from a peaceful greenspace, this location offers an unbeatable balance of nature and urban convenience. Just 7 minutes to Bowness Park, enjoy quick access to one of Calgary's most cherished outdoor spaces. Whether you're commuting downtown or escaping west on Highway 1 toward Banff, you'll appreciate the smooth, efficient travel options this location provides.

The current structure is a 3-bedroom, 1-bathroom bungalow with an open-concept 889 sq ft layout, sold as-is.

Whether you're a developer ready to break ground or an investor looking to hold a prime



parcel with plans in place, this is a rare find in one of Calgary's most established communities. Don't miss out on this turnkey development-ready property in vibrant Bowness. Hurry and book your showing today!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233300    |
| Price          | \$829,990   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 889         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 6316 Bowwood Drive Nw |
| Subdivision | Bowness               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 2G4               |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
| Appliances        | None              |
| Heating           | Forced Air        |
| Cooling           | None              |

Basement                      None

**Exterior**

Exterior Features      Garden, Lighting, Other, Private Yard, Rain Gutters  
Lot Description        Back Lane, Back Yard, City Lot, Interior Lot, Level, Private, Rectangular Lot, Street Lighting, Views, Open Lot, Subdivided  
Roof                        Asphalt Shingle  
Construction           Concrete, Stucco, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                June 30th, 2025  
Days on Market        136  
Zoning                      MC-1

**Listing Details**

Listing Office            RE/MAX Crown

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