

# \$624,900 - 3403 73 Street Nw, Calgary

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MLS® #A2237521

**\$624,900**

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

Excellent Opportunity for the Investors, Developers and Handy Man!! This large corner lot, zoned R-CG, offers a generous total area of 6674 sq. ft. Located in the vibrant community of Bowness, across from Green Space, School and views of COP/Winsport, this bungalow offers 4 bedrooms, 2 full baths, 2 laundry areas, partially finished basement, potential for further development with a separate entrance, and a huge detached, insulated garage, 22X35. There is additional off street parking as well. Incredible redevelopment potential in an area surrounded by high-end new builds, this property is a prime investment opportunity with tons of possibilities. Walking distance to schools and close to shopping centers, parks, pathways and restaurants. Minutes to The Foothills Hospital, The Children's Hospital, SAIT, and The University of Calgary. Near by is Bowness Park, one of Calgary's most popular parks with a shallow lagoon popular for paddle boating in the summer and ice skating in the winter. The park has playgrounds, picnic areas, wading pool, and boat rentals. Easy access to 16 Avenue (Trans-Canada Highway) and Stoney Trail.

Built in 1966

## Essential Information

MLS® #                   A2237521

Price                     \$624,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 950         |
| Acres          | 0.15        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3403 73 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2L5           |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                          |
| Parking        | Double Garage Detached, Driveway, 220 Volt Wiring, Garage Door Opener, Garage Faces Side, Insulated, Off Street, Oversized |
| # of Garages   | 2                                                                                                                          |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Partially Finished                                                                                           |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Treed, Irregular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                100  
Zoning                              R-CG

**Listing Details**

Listing Office                    Century 21 Foothills Real Estate

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