

\$799,900 - 1609 Bowness Road Nw, Calgary

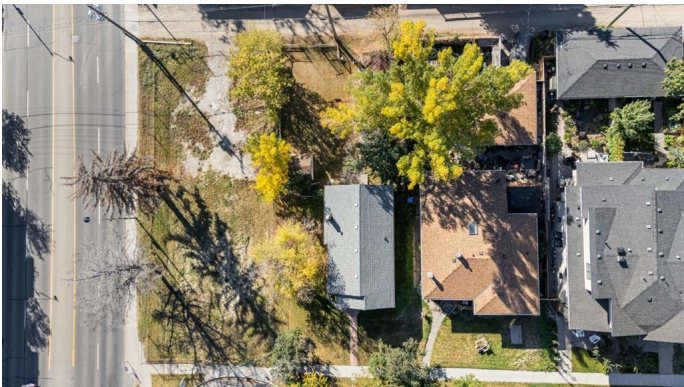
MLS® #A2259869

\$799,900

2 Bedroom, 1.00 Bathroom, 951 sqft
Residential on 0.14 Acres

Hillhurst, Calgary, Alberta

Situated on a sought-after street in one of Calgary’s most desirable inner-city communities, this 50x120 R-CG lot offers exceptional potential for redevelopment. The community is booming with new infills and custom builds, this property is being sold for land value with the existing home and garage offered as-is, making it an ideal canvas for your next project. This property provides flexibility for a variety of redevelopment options, while the unbeatable location ensures long-term value. Just steps from Kensington’s vibrant mix of shops, cafés, restaurants, and amenities, residents will also enjoy proximity to schools, fitness studios, the Bow River pathways, and easy access to downtown. For investors and builders, opportunities like this are rare—secure your next project in one of Calgary’s strongest inner-city markets today.



Built in 1929

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2259869 |
| Price | \$799,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 951 |
| Acres | 0.14 |

| | |
|------------|-------------|
| Year Built | 1929 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1609 Bowness Road Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 3K1 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 1 |
| Parking | Off Street |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
|-------------|----------------------|

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

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