

# \$849,990 - 6316 Bowwood Drive Nw, Calgary

MLS® #A2233300

**\$849,990**

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

Bowness, Calgary, Alberta

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

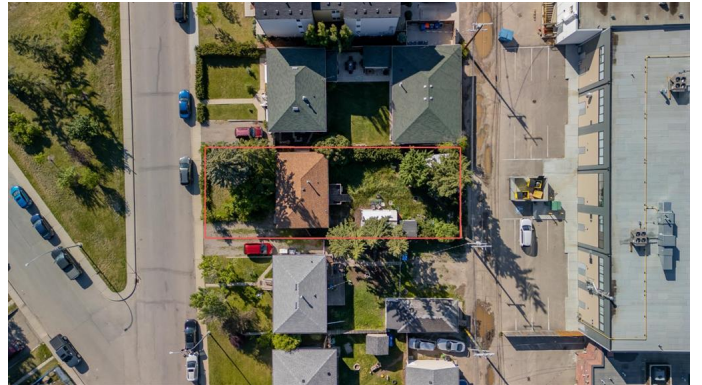
Development Opportunity in Desirable Bowness – DP Approved 8-Unit 4-Plex Lot - Qualifies for MLI Select Program through the CMHC.

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	\$849,990
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, Level, Private, Rectangular Lot, Views, Interior Lot, Open Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	43
Zoning	MC-1

## Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.