



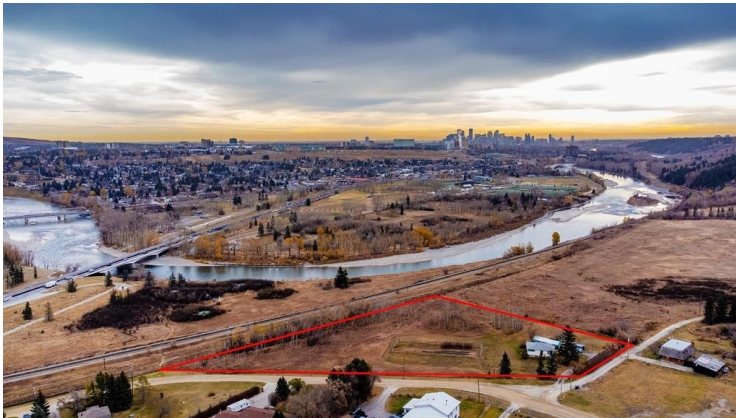
Danny Hansen
Phone: 403-948-7510
Mobile:
Fax:
Email: dannyhansen@remax.net

RE/MAX Rocky View Real Estate
4, 620 First Ave NW
Airdrie, AB
T4B 2R3



75 Bowdale Crescent NW, Calgary, Alberta, T3B 1J2, Ca

MLS®# A1155978



Property Value	\$2,750,000
Type	Detached
Style	Acreage with Residence, Bungalow
Basement	Finished, Full
Parking	Additional Parking, Driveway, Single Garage Detached
Year Built	1952
Living Area	901 sq.ft.
Lot Size Area	169,884 sq.ft.
Bedrooms	3
Bathrooms	1 full & 1 half

Description

3.9 acres on Bowdale Cres. Classy 901 sqft bungalow has been nicely upgraded. Stunning views of downtown Calgary. Extensive frontage on Bowdale Crescent, which is ideal for future development or a limited range of temporary uses (as stated under S-FUD zoning) until the land is re-zoned. Incredible opportunity for investors and developers. Would be a great holding property with lower taxes for the interim and many discretionary uses, (see supplements).



