



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3403 73 Street NW
Calgary, Alberta

MLS # A2237521



\$679,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

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.