

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

MLS® #A2237521

\$624,900

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

****HUGE PRICE IMPROVEMENT**** 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	220 Volt Wiring, Driveway, Garage Door Opener, Insulated, Off Street, Oversized, Double Garage Detached, Garage Faces Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
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, Irregular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025
Days on Market 74
Zoning R-CG

Listing Details

Listing Office Century 21 Foothills Real Estate

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.