

# \$669,000 - 8319 Bowness Road, Calgary

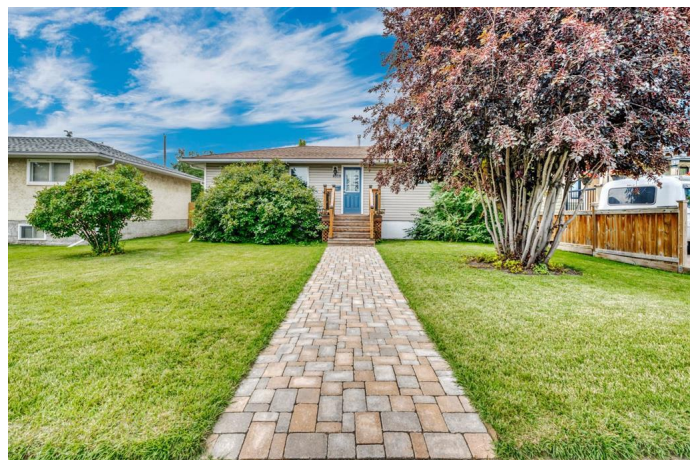
MLS® #A2249164

**\$669,000**

3 Bedroom, 2.00 Bathroom, 899 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to 8319 Bowness Rd NW, a beautifully maintained and thoughtfully updated bungalow with a total of 1621 sq ft livable space offering both charm and opportunity in one of Calgary's most desirable communities. Situated on a generous 50' x 120' lot with M-C1 zoning, this property offers future development potential for a multi-family building—a rare and valuable investment! Inside, you'll find a warm and inviting 4-bedroom, 2-bathroom layout that has seen numerous upgrades over the years. Notable updates include a high-efficiency furnace with cool air return (2021) and a hot water tank (2021) for peace of mind. The kitchen shines with a new stove, dishwasher, stylish faucet, and upgraded light fixtures throughout the upper level. The main bathroom was tastefully renovated in 2019 with modern tile and a new vanity. Plush carpets upstairs (approx. 4 years old) add comfort and coziness, while the newer front and backdoor (2019) adds curb appeal and security. Step outside and enjoy a south facing, low-maintenance landscaping filled with mostly perennials with beautiful stone paver walkways in the front and back, plus a fenced yard (2020) built with durable pressure-treated lumber—perfect for kids, pets, or entertaining and a cedar deck. Whether you're looking to move in and enjoy the character and care put into this home or you're an investor seeking a prime redevelopment opportunity, this location can't be beat. Just minutes from Bowness



Park, Canada Olympic Park, and the Calgary Farmers' Market, youâ€™ll love the vibrant, connected lifestyle this area offers. Donâ€™t miss your chance to own this well-loved home with unmatched potential in a growing community!

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249164    |
| Price          | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 899         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8319 Bowness Road |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0H5           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Other                   |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Garden            |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 21                |
| Zoning         | M-C1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.