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6316 Bowwood Drive NW, Calgary, Alberta - \$829,990



Main Photo

Property Description

****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.



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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 you showing today!

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