

# \$679,900 - 3403 73 Street Nw, Calgary

MLS® #A2237521

**\$679,900**

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

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 \$679,900



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, Double Garage Detached, Driveway, Garage Door Opener, Insulated, Off Street, Oversized, 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, Street Lighting, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 10th, 2025

Days on Market            2

Zoning                        R-CG

### **Listing Details**

Listing Office               Century 21 Foothills Real Estate

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