

# \$849,900 - 6516 35 Avenue Nw, Calgary

MLS® #A2192964

**\$849,900**

3 Bedroom, 2.00 Bathroom, 788 sqft  
Residential on 0.26 Acres

Bowness, Calgary, Alberta

Here's an EXCEPTIONAL 11,494 Sq Ft Lot (50' x 229.88') in SIZE that has 2 LOCATIONS â€œ FRONT & BACK ACCESS which could be a POSSIBLE 4-PLEX in BOWNESS for all your BUILDING needs incl/HEATED Detached Garage/SHOP 16.5' X 52' 824 Sq Ft (4 Vehicles), a SHED, a 19'6" X 14'6" DECK, + a 22' 0" X 7'9" PATIO. This FULLY DEVELOPED BUNGALOW has 1528.83 Sq Ft of DEVELOPED SPACE, 3 Bedrooms, 2 (4 Pc) Bathrooms, w/ILLEGAL SUITE in the Basement. There is also an extra STORAGE room. Imagine what you could do with this size parcel??? Endless POSSIBILITIES, + a GREAT Location too. Again a FRONT & BACK ACCESS making this so Convenient for future builds. There are also numerous PATHWAYS, the DOUGLAS FIR TRAIL, + Firepits/BBQ stands that can be booked through the City of Calgary website. An easy commute to downtown, even walking or bike riding. The Community of Bowness has Programs, + Events all year round. For those Builders out there - an application can be made through the City of Calgary - the Land Use Amendment to change the Zoning from R-C2 to an M-C1. Make this your next opportunity, book a showing to see it for yourself!!!

Built in 1935

## Essential Information

MLS® #

A2192964



|                |             |
|----------------|-------------|
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 788         |
| Acres          | 0.26        |
| Year Built     | 1935        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6516 35 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1S8           |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 20  |
| Parking        | Heated Garage, Driveway, Oversized, Quad or More Detached, RV Access/Parking, Workshop in Garage                    |
| # of Garages   | 4   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Soaking Tub, Storage   |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage, Rain Gutters                   |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, Street Lighting, Treed, City Lot, |

Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 11th, 2025  
Days on Market 50  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX House of 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.