

# \$678,800 - 8128 Bowglen Crescent Nw, Calgary

MLS® #A2262817

**\$678,800**

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.17 Acres

Bowness, Calgary, Alberta

**Property Description:** This spacious home features a four-level split layout, offering three bedrooms and two and a half bathrooms. The main and upper floors include a full kitchen, dining room, and living room, providing comfortable living spaces for the whole family.

**Lower-Level Suite:** The lower level is fully finished and contains an illegal suite. This suite includes its own kitchen, a recreation room, a multi-use room, a bedroom, and a bathroom, providing additional living space or potential rental income.

**Main Floor Amenities:** The kitchen is equipped with ample counter space, numerous cupboards, corner pantry and a central island for convenience. The adjacent dining room allows for easy entertainment and gatherings.

**Lot and Outdoor Features:** Situated on a large pie-shaped lot, the property boasts a front driveway and back-alley access to a double detached garage. The backyard is designed for relaxation and enjoyment, featuring a deck, a patio, multiple flower garden beds, and an abundance of trees.

**Usage Options:** This home is ideal for use as a single-family residence, offering 2,047 sq ft above grade, plus an additional 729 sq ft in the basement.

Alternatively, homeowners have the option to generate income by renting out the illegal suite in the basement.

**Future Development Potential:** The large lot also provides the potential for an attached infill, allowing for future expansion or development opportunities.

This location is close to parks,



community centre and many amenities. As well, Bowness is home to one of Calgary's most desirable parks, Bowness Park popular for picnics, summer sports, boating and ice skating in the winter. Call today to schedule a showing.

Built in 1957

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262817      |
| Price          | \$678,800     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,047         |
| Acres          | 0.17          |
| Year Built     | 1957          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8128 Bowglen Crescent Nw |
| Subdivision | Bowness                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 2T5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry |
|-------------------|----------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating         | Forced Air                                                                                                 |
| Cooling         | None                                                                                                       |
| Fireplace       | Yes                                                                                                        |
| # of Fireplaces | 1                                                                                                          |
| Fireplaces      | Wood Burning                                                                                               |
| Has Basement    | Yes                                                                                                        |
| Basement        | Finished, Full                                                                                             |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Front Yard, Street Lighting, Treed |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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