

\$625,000 - 8128 Bowglen Crescent Nw, Calgary

MLS® #A2262817

\$625,000

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.17 Acres

Bowness, Calgary, Alberta

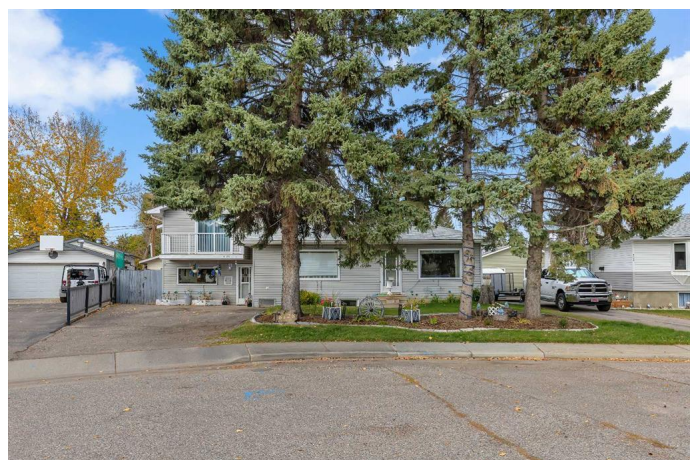
Property Description: This spacious home features a four-level split layout, offering three bedrooms and two and a half bathrooms. The main and upper floors include a full kitchen, dining room, and living room, providing comfortable living spaces for the whole family.

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	\$625,000
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	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	26
Zoning	R-CG

Listing Details

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

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.