

# \$624,900 - 3403 73 Street Nw, Calgary

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MLS® #A2237521

**\$624,900**

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.15 Acres

Bowness, Calgary, Alberta

**\*\*HUGE PRICE IMPROVEMENT\*\*** 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                     \$624,900



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

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        75  
Zoning                      R-CG

**Listing Details**

Listing Office            Century 21 Foothills Real Estate

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