

# \$598,800 - 11 Beaupre Crescent Nw, Calgary

MLS® #A2191433

**\$598,800**

3 Bedroom, 1.00 Bathroom, 935 sqft  
Residential on 0.15 Acres

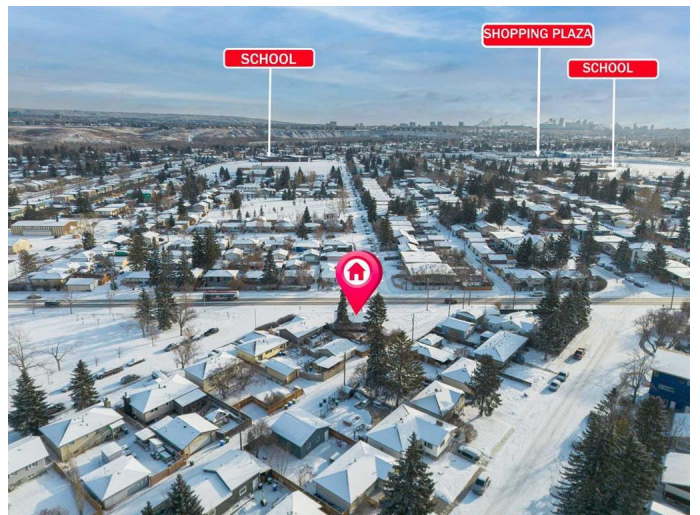
Bowness, Calgary, Alberta

**\*\*LOWEST PRICED HOME IN BOWNESS!!\*\***  
**ATTENTION BUILDERS, DEVELOPERS & HOME RENOVATORS!!** ARCHITECT DRAWINGS for a 6 PLEX INCLUDED!! This HUGE pie shaped lot is zoned RC-G and is the perfect opportunity for a 6+UNIT TOWNHOME DEVELOPMENT (with city approval) + it is located right beside a GREEN SPACE and park!! With tons of new development happening throughout the community this is the OPPORTUNITY you have been waiting for!! Home renovators, this 1960s bungalow is in original condition and could be the perfect FIX AND FLIP opportunity!! Located minutes to Bowness Park, schools & shopping with easy access to Canada Olympic Park, Stoney Trail, downtown and the mountains!!

Built in 1962

## Essential Information

MLS® #	A2191433
Price	\$598,800
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.15
Year Built	1962
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11 Beaupre Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2S9

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	69
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.