

\$1,985,000 - 8539 48 Avenue Nw, Calgary

MLS® #A2075068

\$1,985,000

4 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.41 Acres

Bowness, Calgary, Alberta

First time on the market in decades! Featuring a charming 1920s home, this property boasts numerous possibilities! Situated amongst a beautiful garden and landscape, the 1500sf home has 4 bedrooms, 1.5 bathrooms and a fabulous vintage appeal. The main floor features kitchen with breakfast nook, separate dining room, large living room and office, as well as main floor bedroom and 3 piece bath. The second floor has two large bedrooms and a 2 piece bathroom. On the lower level, you will find a large flex space, laundry and tons of storage. This property includes zoning for land use MU-2 f3.0h16. Situated on a large 1671 sq.m lot (17,986 square foot) with 120 foot facing 85th Street and 150 foot facing 48 Ave). Fantastic location, easy traffic access and prominent visibility, the possibilities are endless! This opportunity will not last long so don't hesitate and come see it today!

Built in 1929

Essential Information

MLS® #	A2075068
Price	\$1,985,000
Sold Price	\$1,985,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,500



Acres	0.41
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8539 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 22nd, 2023
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Date Sold	October 24th, 2023
Days on Market	63
Zoning	MU-2 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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