

\$449,900 - 8518 47 Avenue Nw, Calgary

MLS® #A2085977

\$449,900

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Potential, Potential, Potential!!! The owners said please excuse the mess, they are in the midst of moving. Here's a project ready to be taken on by the handy person!! A fully developed three bedroom four level split in a fantastic Bowness location!! All brand new infills surround this 1979 DETACHED infill house. Only a half block to the Bow river (this area did not flood), Bow river pathways and Bowness park! The main floor stone fireplace and vaulted ceilings are only part of the many special features ready to be enhanced by the right person! The upper level has two good sized bedrooms and a 4-pce bath. The 3rd level walkout is where the kitchen and living area are located and is included in the total RMS measurements above grade. The 4th level is developed with the 3rd bedroom and a 3pce bath. This is a very quiet street across from Bowmont park off leash area, only a couple block to the largest stand of Douglas Fir trees in southern Alberta! Only 10-15 minutes to downtown, easy access west to mountains, close to the University of Calgary, 2 hospitals and Baker Centre, the new Superstore, Greenwich Farmer's Market and Trinity Hills box stores are only a few blocks away! Hurry on this one!!

Built in 1979

Essential Information

MLS® #

A2085977



Price	\$449,900
Sold Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	8518 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 19th, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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