

\$699,000 - 8342 46 Avenue Nw, Calgary

MLS® #A2091974

\$699,000

3 Bedroom, 3.00 Bathroom, 1,798 sqft

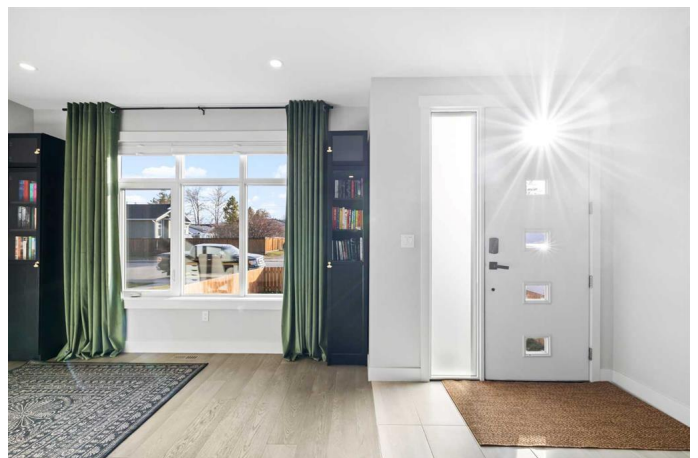
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to your dream home in the heart of Bowness! This stunning 2019-built semi-detached gem spans 1798 square feet of modern comfort.

Features:

- As you step inside, you'll be greeted by a flex space at the main entrance, currently set up as a home office—a perfect blend of functionality and style.
- The elegant dining space boasts a built-in hutch, adding a touch of sophistication to your meals and gatherings.
- The kitchen features stainless steel appliances, including a gas range, ideal for culinary enthusiasts.
- Cozy up in the living area next to the warm fireplace, creating the perfect ambiance on chilly evenings.
- The primary bedroom is a haven of luxury with a spacious custom walk-in closet and a large ensuite bathroom with 5ft shower and soaker tub.
- Two generous bedrooms and a large linen closet provide ample space for family or guests.
- Convenient upstairs laundry saves you time and effort.
- The basement is a blank canvas, awaiting your personal touch.
- Step outside to your charming backyard oasis, providing a perfect retreat for relaxation and outdoor enjoyment. The hot tub and deck offer a private haven, making it ideal for unwinding after a busy day or hosting intimate



gatherings.

- The detached double garage offers plenty of parking and storage space.

- A/C was added this spring and kept the whole house incredibly cool during the summer heat waves.

!!! LOCATION !!!: This home is more than just a place to live; it's a gateway to a vibrant lifestyle. The family-friendly neighborhood is known for its amazing neighbors and a strong sense of community. You'll find yourself walking distance from the picturesque river, Bowness Park, and top-notch schools. For the outdoor enthusiasts, the proximity to WinSport and Canada Olympic Park ensures year-round adventures. And if you're a mountain lover, quick access to the Rockies is a definite perk. This listing is not just a home; it's an opportunity to embrace a lifestyle that balances comfort, convenience, and the great outdoors. Don't wait; schedule a viewing today and make this your new sanctuary!

Built in 2019

Essential Information

MLS® #	A2091974
Price	\$699,000
Sold Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,798
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8342 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1Y5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 17th, 2023
Days on Market	10
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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