

\$579,000 - 8119 46 Avenue Nw, Calgary

MLS® #A2108676

\$579,000

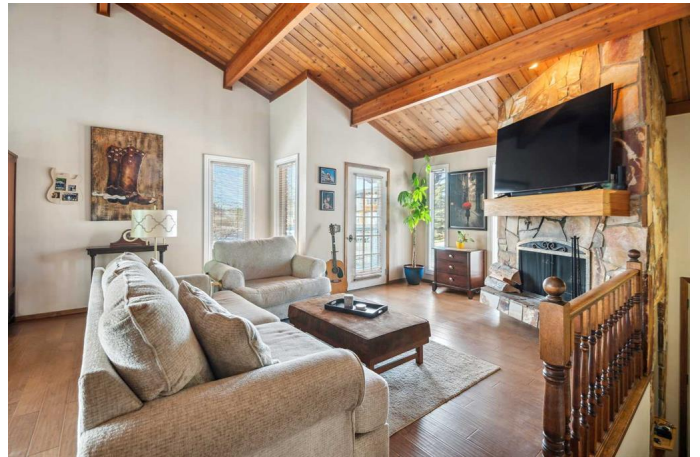
4 Bedroom, 3.00 Bathroom, 1,253 sqft

Residential on 0.10 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY FEB 24 2-4PM!

This beautifully crafted residence, nestled in the heart of Calgary's sought-after Bowness community, offers a perfect blend of practicality and elegance. The main level boasts an inviting open-concept layout, seamlessly connecting the living area with its vaulted ceiling and wood-burning fireplace to the charming kitchen adorned with stunning birdseye maple cabinets. The charm of the wood finishes and vaulted ceiling adds character and coziness to the living spaces, creating an inviting atmosphere for family gatherings and relaxation. Upstairs, the primary bedroom awaits with its own ensuite bathroom and spacious closet, accompanied by a second bedroom for added convenience. The finished basement extends the living space, providing flexibility with an additional bedroom, bathroom, and a living room or potential fourth bedroom featuring another wood fireplace, ensuring comfort for the entire family. Outside, the private backyard beckons with a cozy deck and views of WinSport, perfect for intimate gatherings or quiet moments outdoors. You will appreciate the proximity to schools and its convenient access to shopping centers, restaurants, cafes, and recreational facilities. While commuters benefit from easy access to downtown Calgary and surrounding areas. Don't miss the opportunity to experience comfortable living in Calgary. Schedule your private showing today!



Built in 1979

Essential Information

MLS® #	A2108676
Price	\$579,000
Sold Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,253
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	3 Level Split, Side by Side
Status	Sold

Community Information

Address	8119 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5B5

Amenities

Parking Spaces	2
Parking	Heated Garage, Insulated, Single Garage Attached, Workshop in Garage

Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Balcony
Lot Description	Corner Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	February 28th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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