

\$625,000 - 7727 47 Avenue Nw, Calgary

MLS® #A2115060

\$625,000

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

| Updated bungalow | RC-2 Zoning | Fully Finished | Heated Double Garage | Large South rear yard | Fantastic home all updated sitting on a large oversized lot with future redevelopment possibilities is now looking for it's new family! This one is a keeper with substantial updating throughout! Main floor welcomes you with a nice large living space that opens up into your updated kitchen! Kitchen is wide open with newer countertops and cabinets with seated bar. Down the hall you will find an updated 4 piece bath and a very large master suite with large dressing/make up area with a bright patio door that walks out into your large south rear yard!! The other side of the home features a 2nd bedroom and a wonderful sunlight soaked dining area with a door out to your covered patio where all your summer memories will be made as you impress your friends with your BBQ skills and watch the kids rip around! Downstairs you'll find a great den space to allow for quiet work at home as well as another guest bedroom with a 3 piece bath in the laundry area as well as a lower living area perfect for your home theatre set up!! The real magic on this one starts when you step out into the back yard. The rear space is very generous and features multiple entertaining areas. Close to the house you have a covered patio space where you can enjoy a glass of wine while watching your dinner finish up on the BBQ. The far part of the yard has a fire pit area where you can retreat to for quiet chats



and solitude from your crazy week. It doesn't stop there with a large double garage that is heated and has built in space for your home gym requirements! Location is a winner here as well with amazing access to the newer amenities in the area like Superstore and the Calgary Farmers Market! Just down the street as you walk down to the river, there are 2 off leash areas for your furry friends. Access out of the area is fantastic either to the mountains or south on the new ring road extension to Okotoks and beyond! A great home that is well located and close to all that Bowness has to offer with the zoning that will carry value for you in the future! Call to view today.

Built in 1953

Essential Information

MLS® #	A2115060
Price	\$625,000
Sold Price	\$667,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7727 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	March 22nd, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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