

\$599,000 - 8511 47 Avenue Nw, Calgary

MLS® #A2115479

\$599,000

3 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention all builders, first-time home buyers and investors seeking revenue streams! Presenting a spacious 3 bedroom+ 1 den, 2 bath, 2 kitchen, 2 laundry raised bungalow. Main level 1,000+ sf 2-bdrm, plus newly renovated LEGAL 1bdrm +1 den basement suite. Separate laundry. Nestling on a huge 50x120ft R-C2 south rear lot with back lane access. Complemented by a 15x27 mechanic/handyman garage and a 12x 27 Covered carport.

Ideally located close to Foothills hospital, U of C, just blocks away from Bowness Park, Shouldice Athletic Park, Winsport (Ski), farmer's market and the picturesque Bow River Pathways. Easy and quick access to boating, biking, rafting, Ring Road, Sarcee trail, downtown and the Mountains. Extensive infill activities around.

The basement unit is currently rented out to an excellent tenant at \$1320 per month and the tenant would like to stay. The garage and the shed are rented at \$300 per month. The main floor unit is listed for \$1645 per month with extensive interest. It is fully fenced around the front and back. Huge holding value and development opportunity property. Contact your realtor and Act Fast!

Built in 1957

Essential Information



MLS® #	A2115479
Price	\$599,000
Sold Price	\$670,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8511 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z8

Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Garage Faces Rear, Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 2nd, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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