

\$675,000 - 8823 47 Avenue Nw, Calgary

MLS® #A2122887

\$675,000

2 Bedroom, 1.00 Bathroom, 899 sqft

Residential on 0.14 Acres

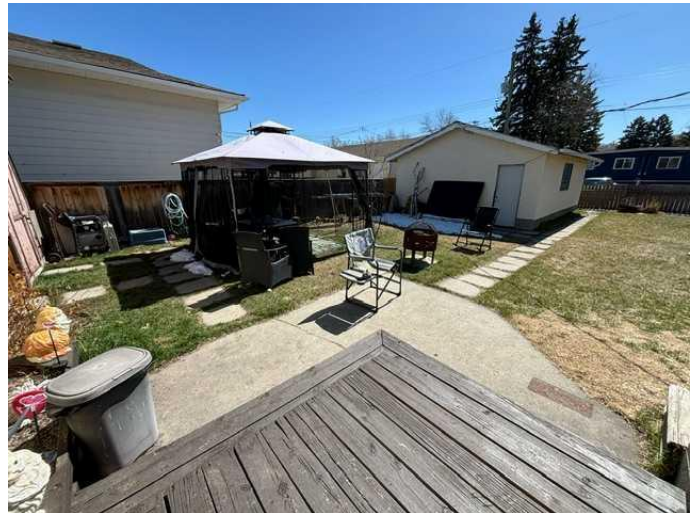
Bowness, Calgary, Alberta

Calling all Investors or Builders looking for a Big lot on a quiet street close to Bowness Park! Location Alert! Cute 2 bedroom bungalow with oversized single car detached garage on a huge 50 x 120 ft south rear + well-manicured lot just one block from Bowness Park, the River and Bowmont off leash area! This is a low maintenance and/or great holding /developing property which has been updated over the years with a new roof 5 years ago, new water tank in 2023 and been lovingly enjoyed over the years. Get in the market today in the rapidly changing inner city community of Bowness. Ideal location as you are walking distance to the Bow River and pathways, Public Transportation, famous Angel's Restaurant and just a short drive to grocery shopping, Children's and Foothill's Hospital, U of C + many more amenities and local shops on Bowness Main Street. Currently rented on a month to month basis to long term tenants at \$1575 / month + utilities. Tenant will be home to watch puppy dog for all showings.

Built in 1955

Essential Information

MLS® #	A2122887
Price	\$675,000
Sold Price	\$675,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	899
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8823 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A3

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters, Pantry
Appliances	Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, None

Additional Information

Date Listed	April 21st, 2024
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Date Sold	May 1st, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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