

\$579,900 - 7724 47 Avenue Nw, Calgary

MLS® #A2125047

\$579,900

2 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.16 Acres

Bowness, Calgary, Alberta

Attention, Visionary Builders! Your Gateway to Unlimited Potential Awaits! Prime Location Boasting Approximately 6792.03 Sq Ft of Land PLEASE NOTE: The Lot Is A Combination Of Lot 2 And Lot 3. Lot Dimensions are 17.89 (Frontage), 36.56 On One Side (Length) and 30.23 (Length) On The Other Side With A Corner Cut On the Rear Of The Lot. This Property Is Mainly Land Value. Offering Countless Possibilities! Unlock the Potential for R-CG Zoning, Enabling Remarkable Development Opportunities. Nestled in an Area Abuzz with New Residential Ventures, This Property is the Epitome of Opportunity. Just Moments Away from Bowness Park, Serene Bow River Walking Trails, Canada Olympic Park, Playgrounds, Premier Schools, Shopping, and Entertainment Hotspots! Seamlessly Connected to Major Arteries Such as the TransCanada Highway and Stoney Trail. Plus, a Spacious REAR Double Detached Garage To One Side Adds Even More Value to this Rare Find!

Built in 1935

Essential Information

MLS® #	A2125047
Price	\$579,900
Sold Price	\$570,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,190
Acres	0.16
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7724 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Other

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 2nd, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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