

\$579,800 - 8631 48 Avenue Nw, Calgary

MLS® #A2130721

\$579,800

2 Bedroom, 1.00 Bathroom, 1,352 sqft

Residential on 0.14 Acres

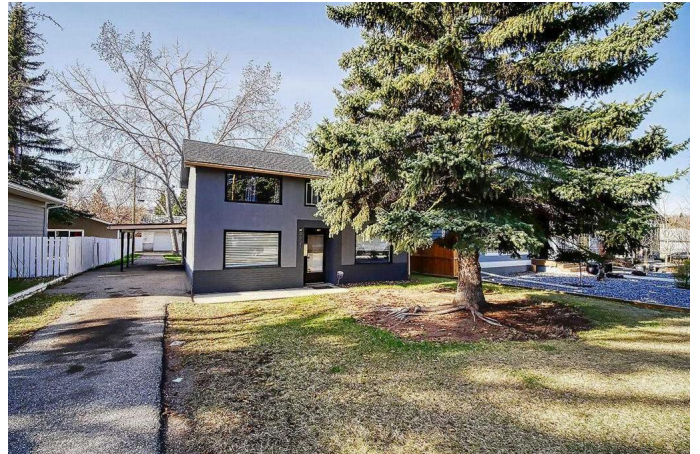
Bowness, Calgary, Alberta

GREAT BOWNESS LOCATION! This updated 1.5 storey home boasts character and charm. 2 bedrooms plus upper bonus room & den. UPGRADES include the KITCHEN (Cabinetry, tiled back splash, granite counters, under cabinet lighting, pot lights), FLOORING (wide vinyl plank, slate tile, carpets), BATHROOM (newer sink, fixtures, faucets and soaker tub). New ELECTRIC PANEL, HOT WATER ON DEMAND (tankless hot water), NEWER shingles. Attached carport, driveway with front and rear access. Awesome lot 50x120 with a sunny south rear yard. Wonderful access to major roadways (16th Ave, Trans Canada, and new Stoney Trail ring road). Located close to Bowness Park, Canada Olympic Park, schools, playgrounds, shopping and entertainment.

Built in 1953

Essential Information

MLS® #	A2130721
Price	\$579,800
Sold Price	\$545,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,352
Acres	0.14
Year Built	1953



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	8631 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B3

Amenities

Parking Spaces	2
Parking	Attached Carport, Drive Through, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Block, Other

Additional Information

Date Listed	May 10th, 2024
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Date Sold	May 29th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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