

\$499,000 - 8919 48 Avenue Nw, Calgary

MLS® #A2132287

\$499,000

1 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Investor Alert ! Welcome to a rare gem nestled just across the road from the picturesque Bowness Park in Calgary. This bungalow presents an unique opportunity for your dream home to come to life, boasting a prime location and endless possibilities for redevelopment. Situated directly across from Bowness Park, this property offers unparalleled access to nature's beauty and recreational activities right at your doorstep. Enjoy leisurely strolls, picnics by the river, or bike rides along the pathways of one of Calgary's most beloved parks. This property is primed for redevelopment with interior demolition already completed. Whether you envision crafting your ideal living space within the existing structure or embarking on the creation of a brand-new dream home, the possibilities are boundless. The property enjoys the convenience of being located right on the Number 1 bus route, providing easy access to downtown Calgary and beyond. Commuting has never been more effortless, allowing you to leave behind the expensive downtown parking. Surrounding the property are amenities catering to every lifestyle need. From the excitement of WinSport to the fresh delights of the Calgary Farmer's Market, entertainment and essentials are within close reach. Multiple schools in the vicinity ensure effortless drop-offs and pick-ups, simplifying your daily routine. The property boasts a coveted south-facing backyard, ideal for enjoying ample sunlight and creating your own



private oasis in the heart of the city.Embrace the opportunity to transform this blank canvas into your ideal living space. Don't miss out on this chance to make your dream home a reality in one of Calgary's most sought-after locations.

The propety current under interior frame stage, please pay attention to saftey when you showing the property. Note : property was measured while still under construction. RMS value may be latered by changes as the construction completes.

Built in 1955

Essential Information

MLS® #	A2132287
Price	\$499,000
Sold Price	\$550,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8919 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2B5

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Open Floorplan
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 17th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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