

\$670,000 - 8531 47 Avenue Nw, Calgary

MLS® #A2135563

\$670,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.14 Acres

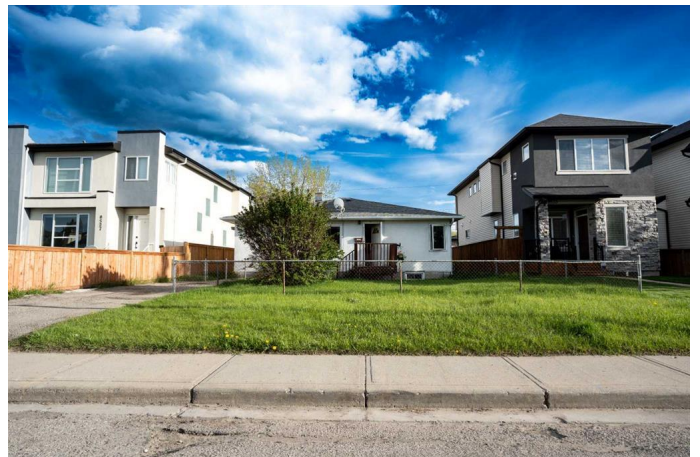
Bowness, Calgary, Alberta

Attention investors and builders: This prime property presents a unique opportunity in the rapidly evolving inner-city community of Bowness. Situated just one block from the scenic Bowness Park and Bow River, this 3-bedroom bungalow features a garage and sits on a generous 50x120 RC-2 south rear lot. Located on a quiet street, Nearby amenities are the Bow River Pathway, public transportation, Children's and Foothills Hospital, the University of Calgary, and numerous other. highly desirable location, perfect for development or renovation. Don't miss this exceptional opportunity. current tenant vacating in June

Built in 1954

Essential Information

MLS® #	A2135563
Price	\$670,000
Sold Price	\$670,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Sold
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Community Information

Address	8531 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 6th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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