

\$630,000 - 8339 48 Avenue Nw, Calgary

MLS® #A2141649

\$630,000

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to your dream home nestled in the charming neighborhood of Bowness! This single-family detached gem offers not only a cozy retreat but also a fantastic investment opportunity with its illegal basement suite, and 50'x120' lot, providing flexibility and potential for extra income. Whether you're a first-time buyer looking to establish roots in a vibrant community or an investor seeking a lucrative opportunity, this home is sure to exceed your expectations. Bonus points: this property is securely located above the flood line (unaffected by the flood of 2013), ensuring peace of mind.

Located mere steps away from the serene Bow River and the picturesque parks such as Bowness and Bowmont Park, this property promises a lifestyle of tranquility and outdoor adventures. Spend your days exploring the parks myriad of offerings, from leisurely strolls along the riverbanks to thrilling boat rides on the lagoon and an off-leash dog park. With amenities like boat rentals, winter skating, playgrounds, and inviting picnic areas, every day becomes an opportunity for cherished memories with loved ones. To top it off, this location boasts proximity—only minutes away from major hospitals and the University of Calgary—with seamless access to Stoney Trail for swift travel both towards the Rockies and downtown. Enjoy the convenience of nearby amenities including the new Superstore, Trinity Hills shopping, and the



vibrant Greenwich Farmer's Market.

Step inside to discover a spacious interior boasting four bedrooms and two full bathrooms, ensuring ample space for family and guests. Recent upgrades completed in 2023 include a new hot water tank, basement bathroom, and egress windows, providing modern comforts and peace of mind. Additionally, the eaves, soffits, and fascia were redone in 2022, ensuring the home's exterior remains as impressive as its interior.

Step into the south-facing backyard, where a harmonious blend of sunshine and shade awaits, offering the perfect setting for gardening enthusiasts or evening gatherings and BBQs. Imagine basking in the warm summer sun or hosting unforgettable alfresco dinners in this idyllic outdoor space.

For those with a penchant for tinkering or storage needs, the insulated garage with vapor barrier provides the ideal workshop or parking spot.

Don't miss out on this rare opportunity to own a piece of Bowness paradise. Schedule your showing today and let your dreams of riverside living come true!

Built in 1959

Essential Information

MLS® #	A2141649
Price	\$630,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.14

Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8339 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A9

Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached

Interior

Interior Features	No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	June 19th, 2024
Days on Market	4

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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