

\$599,900 - 8319 44 Avenue Nw, Calgary

MLS® #A2143021

\$599,900

5 Bedroom, 3.00 Bathroom, 909 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPPORTUNITY IS KNOCKING!!! We are going to talk about the lot and location first. This 60'x100' lot is currently zoned R-C1 but with the new blanket rezoning it is changing to R-CG. Great redevelopment possibilities. Located in the very desirable community of Bowness which is a 20 min drive to downtown Calgary, close to the river pathways, easy walkability (71 walkscore, 79 bikescore). Now, lets talk about the home...this home is just over 1600 sq ft of finished living space with an entrance that can be separated from the upstairs, a total of 5 bedrooms and 3 bathrooms. The garage out back is 30'x26' and a garage lovers dream. The driveway that runs the length of the lot from the street to the garage is perfect for those who has lots of cars or lots of toys. The maple kitchen is open to the living room and there is ample room for a large kitchen table. The rooms are spacious with lots of natural light. The freshly painted home is bright and airy and is just what you have been looking for. You really don't want to miss out on this home.

Built in 1957

Essential Information

MLS® #	A2143021
Price	\$599,900
Sold Price	\$600,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	909
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8319 44 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y1

Amenities

Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Oversized, Paved, RV Access/Parking, See Remarks, Tandem, Workshop in Garage

Interior

Interior Features	Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2024
Date Sold July 15th, 2024
Days on Market 4
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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