

\$450,000 - 7916 47 Avenue Nw, Calgary

MLS® #A2145589

\$450,000

6 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.07 Acres

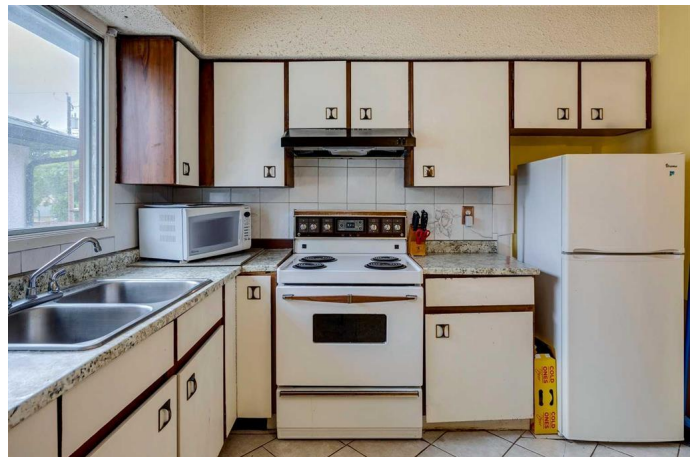
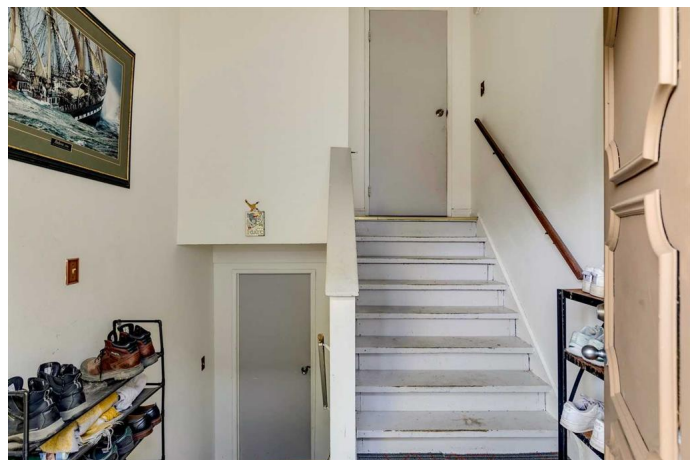
Bowness, Calgary, Alberta

Great half duplex in the heart of this fabulous up and coming community! 6 bedrooms total! Do you want to live upstairs with a RARE 3 bedroom lower level illegal Suite- if so, then this is the ideal home for you! Recent upgrades include 2 new high efficiency furnaces, one for upstairs and one for downstairs. Newer flooring, tile, laminate and carpet, two renovated bathrooms. Main floor features a cozy fireplace, and a bright and sunny SOUTH front facing balcony. Kitchen features plenty of cabinets and counter space! Situated on a quiet street, just steps to the river, schools, parks and shops! Easily accessible to several river parks, Canada Olympic Park and the hwy to Banff! Excellent value! Excellent location! Two sets of laundry. One up and one down. NO CONDO FEES.

Built in 1978

Essential Information

MLS® #	A2145589
Price	\$450,000
Sold Price	\$465,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.07
Year Built	1978



Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	7916 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1Z3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, See Remarks

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 3rd, 2024

Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Calgary West Realty

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