

\$480,000 - 7943 47 Avenue Nw, Calgary

MLS® #A2153093

\$480,000

5 Bedroom, 2.00 Bathroom, 1,055 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Great investment opportunity with this semi-detached home with a legal basement suite in Bowness! Located on a quiet street close to Bowness Park, the Bow River, and multiple parks and schools. Step into a bright and spacious living room that leads into a designated dining area and kitchen with ample cupboard space. Three good sized bedrooms are situated at the back of the home all with closets, along with a full bathroom. The downstairs level has its own separate side entrance and hosts a huge rec room/living room, two more bedrooms, a full bathroom, a laundry room, and a kitchen area. In the fully fenced backyard youâ€™™ll find a nice grassy lawn and a small patio area with a beautiful mature tree providing nice shade, both front and back yards are low maintenance. This gem of a home is the perfect starter family home for those looking to generate some extra income or a steal for savvy investors!

Built in 1976

Essential Information

MLS® #	A2153093
Price	\$480,000
Sold Price	\$496,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055



Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7943 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z2

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Outside, Parking Pad, Unpaved

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 21st, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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