

# \$518,000 - 8136 47 Avenue Nw, Calgary

---

MLS® #A2161553

**\$518,000**

5 Bedroom, 2.00 Bathroom, 752 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

**INVESTOR & BUILDER ALERT!** Prime location on a 50 x 120 lot situated on a quiet street in the rapidly evolving inner city community of Bowness. Close to Bowness Park & the Bow River trail system. Easy access to public transportation, Children's Hospital, Foothills Hospital, & the University of Calgary. Quick access to downtown, the ring road system or a quick escape the mountains. JUDICIAL LISTING - COURT DATE IS OCTOBER 8.



Built in 1953

## Essential Information

MLS® #	A2161553
Price	\$518,000
Sold Price	\$615,001
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	752
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address 8136 47 Avenue Nw

Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z5

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2024
Date Sold	October 26th, 2024
Days on Market	58
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.