

\$824,900 - 8639 47 Avenue Nw, Calgary

MLS® #A2162107

\$824,900

5 Bedroom, 3.00 Bathroom, 1,531 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention investors and developers! Hereâ€™s a unique chance to secure a premium corner lot in the fast-growing community of Bowness. Situated at 8639 47 Ave NW, this R-CG zoned property offers a generous 50' x 120' lotâ€™perfect for redevelopment, or your as a canvas to do your dream home remodel!

Currently, the lot features a rare 2-storey home with a practical layout, along with a double detached garage. Whether youâ€™re considering a full renovation or envisioning a new build, this property provides the flexibility to match your plans. See 3D Tour!

Located just one block from the main road of 85 St NW, with convenient transit routes and quick access to Bowness Rd NW, this spot is all about location. The property is also steps away from the beautiful Bowness Park, offering easy access to one of Calgaryâ€™s top recreational areas. Angelâ€™s Drive-In, a local favorite, is just at the end of the block, adding to the property's charm.

Families will benefit from the short walk to Belvedere Parkway School, making this an ideal spot for residential development. Bowness is known for being bike-friendly, and with plenty of ongoing developments in the area, itâ€™s clear this community is on the rise.

This property is perfectly positioned for those



Calgary

search calgary.ca

Go

Programs and servicesGet involvedCity CouncilOur orga

Land use designation

Land use districts / zones

Find your land use district

Enter your address to find your land use district and property information

8639 47 AV NW

Go

8639 47 AV NW

R-CG

R-CG Residential - Grade-Oriented Infill

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

DEVELOPED AREA



looking to capitalize on the growth and convenience of Bowness. Don't miss out on this opportunity to be part of an up-and-coming neighborhood!

Built in 1954

Essential Information

MLS® #	A2162107
Price	\$824,900
Sold Price	\$800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,531
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8639 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2024
Date Sold	October 17th, 2024
Days on Market	45
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.