# \$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! Here'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!

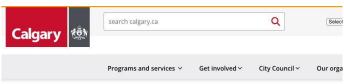
Currently, the lot features a rare 2-storey home with a practical layout, along with a double detached garage. Whether you're considering a full renovation or envisioning a new build, this property provides the flexibility to match your plans. See 3D Tour!

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 Calgary's top recreational areas. Angel'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, it's clear this community is on the rise.

This property is perfectly positioned for those





Land use designation

#### Land use districts / zones

Find your land use district





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

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