# \$599,900 - 8828 47 Avenue Nw, Calgary

MLS® #A2193112

# \$599,900

5 Bedroom, 2.00 Bathroom, 755 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Located on a quiet street in the coveted community of Bowness, this bungalow is perfect for a new family or investor. The property offers a large living room inundated with natural light from the West facing window. A large kitchen with plenty of cupboard and counter space. Two bedrooms up top and three additional rooms in the basement. The backyard is large and well exposed. The property is located near amenities including shopping, recreation, schools, transportation, and so much more. The potential exists to rezone the property to an R2 for a future redevelopment.



#### **Essential Information**

MLS® # A2193112 Price \$599,900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 755

Acres 0.14

Year Built 1955

Type Residential

Sub-Type Detached

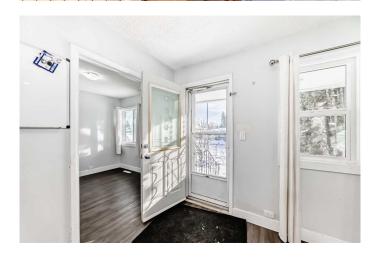
Style Bungalow

Status Active

# **Community Information**







Address 8828 47 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2A4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Closet Organizers, Open Floorplan, Pantry

Appliances Dishwasher, Electric Stove, Refrigerator, Dryer, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed February 7th, 2025

Days on Market 54

Zoning R-CG

## **Listing Details**

Listing Office KT Capital Realty Inc.

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