

# \$850,000 - 8611 47 Avenue Nw, Calgary

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MLS® #A2183003

**\$850,000**

3 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

MU-2 (MULTI-USE) 50X120 FULL SIZE LOT  
ADJACENT TO COMMERCIAL ZONE!!  
BUILD OR HOLD . INVESTORS/BUILDERS  
EXCELLENT OPPORTUNITY FOR LARGE  
PROJECT. GREAT HOLDING INVESTMENT  
WITH A 3 BEDRM BUNGALOW CURRENTLY  
RENTED \$1800+UTILITIES. WALK TO BOW  
RIVER,IE. OFFERS!!OFFERS!!OFFERS!!



Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2183003    |
| Price          | \$850,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 882         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8611 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3B 2A1 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Basement          | None                                       |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, See Remarks, City Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | See Remarks, None  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 10th, 2024 |
| Days on Market | 148                 |
| Zoning         | MU-2                |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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