

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

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 | 150 |
| Zoning | MU-2 |

Listing Details

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

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