



GRASSROOTS
REALTY GROUP

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8108 46 Avenue NW
Calgary, Alberta

MLS # A2230647



\$720,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,960 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this large home in Bowness! This home could easily be lived in or has great potential as a rental, it has 4 bedrooms and 2.5 baths. Open layout, beamed ceilings, quartz counters in the kitchen. . The 50 x 120's lot offers incredible value, whether you're planning to build immediately or hold for future growth. The potential here is truly endless! Oversized, double detached garage too! Walk to schools, the river and minutes to Bowness Park! Property is being sold as-is, where-is. Don't miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information!