



8531 47 Avenue NW  
Calgary, Alberta

MLS # A2274658

**\$649,900**



<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna		
<b>Inclusions:</b>	N/A		

Attention Homebuyers, Investors & Builders! Here's a rare opportunity in one of Calgary's most desirable inner-city communities. Just one block from Bowness Park and the Bow River, this recently renovated 3-bedroom bungalow sits on a 50x120 R-CG lot, offering flexibility for living, renting, or future development. Move in and enjoy the updated interior, hold as a cash-flowing rental, or plan your next build — the choice is yours. The home features a detached garage and is located on a quiet, tree-lined street surrounded by beautiful homes and active redevelopment. With R-CG zoning, the property has excellent long-term potential for a duplex, multi-unit development, or custom infill. Its prime location near the University of Calgary, Foothills Hospital, Children's Hospital, and major transit routes makes it equally appealing to homeowners and investors. Whether you're looking for a comfortable home in a fantastic neighbourhood, a strong rental property, or a future development site, this property delivers exceptional value in a high-demand location.