



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**8520 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2298895**



**\$1,088,000**

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**Division:** Bowness

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**Lot Size:** 0.44 Acre

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**Lot Feat:** Backs on to Park/Green Space, Cleared, Near Public Transit, Near Shop

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**By Town:** -

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**LLD:** -

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**Zoning:** R-C1

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**Water:** -

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**Sewer:** Other

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**Utilities:** Electricity at Lot Line

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Rare chance to build your dream home on a massive 50x370' lot backing onto the beautiful Bowness Lagoon. This R1 lot offers endless potential for a spacious home, a large garage for all your toys, and a huge private yard for the whole family to enjoy. In winter, you'll have your own skating rink on the frozen lagoon, shared with just five families. The lot is clear and ready for planning—no demolition needed. With quick access to downtown, the mountains, Stoney Trail, Foothills Hospital, U of C and the Bow River, this is an ideal spot for those seeking space and privacy. Don't miss out on this amazing opportunity!