



**8348 47 Avenue NW
Calgary, Alberta**

MLS # A2145912



\$769,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	598 sq.ft.	Age:	1958 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: None

Attention INVESTORS and DEVELOPERS Don't miss this amazing opportunity to own a 50'x120' corner lot in a gorgeous location in the community of Bowness. This bright, sunny home boasts the most amazing gardens in the community, making it the perfect spot to build a single-family home or multi-family units. This location provides easy access to the picturesque Bow River, 2 min walk to Bowness Park, and a huge range of amenities, including shopping, dining, schools, parks, transit options, endless biking/walking paths, Winsport, Canada Olympic Park, Farmers Market, Foothills and Children's Hospitals, immediate access to the mountains—all within walking distance. The possibilities for this beautiful corner lot are endless!!!