



GRASSROOTS
REALTY GROUP

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

8512 46 Avenue NW
Calgary, Alberta

MLS # A2157910



\$725,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street, RV Access/Parking, RV Carport, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Treed		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-C2
Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

ATTENTION FAMILIES, DEVELOPERS AND INVESTORS! This inviting 2 Storey home is full of character and is very unique! It's the perfect home for a family to live in or for an investor. Located in the sought after NW community of Bowness this property has tons of potential. It is a family home which provides a comfortable space for anything you need. It's high ceiling gives it a luxurious feeling and brings in an abundance of natural light. When you first step in the open foyer you will see the cozy layout with a dining room and kitchen. There is a great room that is used as a bedroom but has endless possibilities. 2 bedrooms, a 5-piece bathroom and mudroom/laundry room complete the main floor. Upstairs you are greeted by a large family room and an office space. Walking through the double doors you enter the massive main bedroom with a walk-in closet and ensuite. The front porch provides an appealing look and is also the perfect place to relax. During the spring the front yard has plants that look beautiful in full bloom. The backyard allows enough space for pets and kids to play or just to relax by a fire and enjoy the garden. There is a single car garage with storage, covered carport and RV Parking. If you're an investor, with it's 50 x 120 lot, this prime piece of real estate is perfectly positioned for multi-family housing development. Under the new city upzoning changes this lot is R-CG which allows for a maximum of four separate dwellings plus four secondary suites. Under the new H-GO zoning this lot is large enough to potentially house five separate dwellings plus five secondary suites! (subject to permitting and approval) With street parking and back-alley access, this property is well-suited to accommodate multiple residences as other listings in Bowness have already done so. It is the perfect location where you are far enough

out of downtown to enjoy some peace and quiet, with only a five-minute walk to beautiful Bowness Park, Bowmont dog park and the Bow River. There are a variety of amenities close by including shopping centers, cafés, diner's, restaurants and grocery stores. It has an elementary school, junior high, and a high school all within 5 minutes which is great for families. Foothills Hospital and the University of Calgary is only minutes away. Being located close to main bus routes and main roads such as Bowness Road, Stoney Trail and 16th Avenue it's easy to get downtown or to escape to the mountains. It is currently owner-occupied, they would love to stay for 1, 2 or 3 years and sign a rental agreement to allow their daughter to finish high school which could provide income to new owners while deciding on future land use, but the sellers are flexible. This property is not in the Flood Zone and was not affected in the 2013 flood. This property will make either an amazing family home or can be an amazing revenue generating property. Don't miss out on this fantastic opportunity to secure a valuable piece of real estate. Schedule a viewing today.