



THE
A-TEAM

**RE/MAX
FIRST**

8136 46 Avenue, Calgary T3B 1Y4

MLS®#: **A2160097**

Area: **Bowness**

Listing Date: **08/23/24**

List Price: **\$689,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **6,006 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Off Street**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`9" x 12`10"
Dining Room	Main	12`2" x 9`3"
Bedroom	Main	11`0" x 9`0"
Foyer	Main	5`3" x 3`1"
4pc Bathroom	Main	10`11" x 4`10"
Sunroom/Solarium	Main	25`1" x 17`7"
Eat in Kitchen	Basement	15`2" x 8`3"

Room	Level	Dimensions
Kitchen	Main	20`8" x 8`6"
Bedroom - Primary	Main	12`3" x 11`5"
Bedroom	Main	10`10" x 9`3"
Mud Room	Main	6`4" x 3`8"
Porch - Enclosed	Main	4`4" x 3`10"
Game Room	Basement	18`8" x 11`7"
Bedroom	Basement	11`2" x 9`8"

Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

12`11" x 8`8"
12`0" x 8`9"
5`11" x 5`3"

Storage
3pc Bathroom

Basement
Basement

5`3" x 5`0"
7`6" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2660AP

Zoning:
R-C2

Remarks

Pub Rmks:

Unbeatable location! 50' x120' R-C2 Development Lot in up-and-coming area of beautiful Bowness, close to the extensive Bow River Pathway system and the popular Bowness Park. A great holding/development property - rental of main and (illegal) suite earning \$3,200/month (currently vacant). Amazing amenities minutes away; the University of Calgary, two hospitals, a new Superstore, Greenwich Farmers Market and Trinity Hills box stores. With easy access west to the mountains and a short 15-minute drive downtown, this property is perfectly situated with a transit bus stop just down the street. Large windows add light throughout this home, 3 bedrooms upstairs, 2 bedrooms downstairs and two full bathrooms. The large, bright kitchen boasts an island with plenty of prep space and well-sized dining area. Unique to the home is an enclosed sunroom with big picture windows to look out onto the flat, treed backyard. There is a front drive parking pad large enough for two cars. This home is being sold "As Is", "Where Is".

Inclusions:
Property Listed By:

N/A
Property Solutions Real Estate Group Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123