



THE
A-TEAM

**RE/MAX
FIRST**

8639 47 Avenue, Calgary T3B 2A1

MLS®#: **A2162107** Area: **Bowness** Listing **09/02/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1954** Abv Sqft: **1,531**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,531**
 Lot Shape:

DOM

16
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,City Lot,Corner Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`4" x 5`6"	Living Room	Main	17`1" x 11`5"
Kitchen	Main	12`7" x 11`2"	Mud Room	Main	3`10" x 4`7"
2pc Bathroom	Main	3`11" x 4`0"	Bonus Room	Main	11`11" x 11`7"
Dining Room	Main	10`8" x 12`9"	Bedroom	Upper	9`0" x 10`11"
Bedroom	Upper	13`4" x 10`10"	4pc Bathroom	Upper	8`0" x 5`1"
Bedroom - Primary	Upper	22`2" x 7`11"	Balcony	Upper	3`11" x 22`2"
Laundry	Basement	9`8" x 21`10"	1pc Bathroom	Basement	2`10" x 6`6"

**Bedroom
Bedroom**

**Basement
Basement**

**7`5" x 9`6"
9`3" x 9`8"**

Family Room

Basement

9`8" x 18`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4960AP

Zoning:

R-CG

Remarks

Pub Rmks:

Attention investors and developers! Here's a unique chance to secure a premium corner lot in the fast-growing community of Bowness. Situated at 8639 47 Ave NW, this R-CG zoned property offers a generous 50' x 120' lot—perfect for redevelopment. Currently, the lot features a rare 2-storey home with a practical layout, along with a double detached garage. Whether you're considering a full renovation or envisioning a new build, this property provides the flexibility to match your plans. See 3D Tour! Located just one block from the main road of 85 St NW, with convenient transit routes and quick access to Bowness Rd NW, this spot is all about location. The property is also steps away from the beautiful Bowness Park, offering easy access to one of Calgary's top recreational areas. Angel's Drive-In, a local favorite, is just at the end of the block, adding to the property's charm. Families will benefit from the short walk to Belvedere Parkway School, making this an ideal spot for residential development. Bowness is known for being bike-friendly, and with plenty of ongoing developments in the area, it's clear this community is on the rise. This property is perfectly positioned for those looking to capitalize on the growth and convenience of Bowness. Don't miss out on this opportunity to be part of an up-and-coming neighborhood!

Inclusions:

n/a

Property Listed By:

CiR Realty

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