

8308 46 Avenue, Calgary T3B 1Y5

MLS®#: **A2175070** Area: **Bowness** Listing Date: **10/23/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1956**
Lot Information
 Lot Sz Ar: **6,006 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **624**
 Low Sqft:
 Ttl Sqft: **624**

DOM
30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Laminate,Other,Tile**
 Sewer: Water Source:
 Ext Feat: **Garden,Other,Private Yard** Fnd/Bsmt: **Block**
 Kitchen Appl: **Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Closet Organizers,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`5" x 11`0"	4pc Bathroom	Main	4`10" x 7`6"
Bedroom	Main	7`9" x 11`0"	Bedroom - Primary	Main	9`0" x 11`11"
Living Room	Main	10`6" x 11`11"	Entrance	Main	3`2" x 11`11"
Family Room	Basement	23`2" x 10`0"	Furnace/Utility Room	Basement	16`6" x 10`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

2660AP

Remarks

Pub Rmks:

Attention Builders & Developers! This is the one you've been waiting for - a prime inner-city redevelopment opportunity on a massive R-CG lot, just a couple of blocks from the Bow River and endless scenic bike paths, Bowmont Park, and an off-leash dog area. Whether you're looking to develop or want a cozy starter home, this charming 2 bedroom bungalow has tons of amazing upgrades. Discover freshly updated flooring, stylish neutral tones, along with newer kitchen appliances, including a gas stove. You'll also appreciate the upgraded electrical and the high-efficiency washer and dryer. The location can't be beat - close to the many shops of Bowness, University of Calgary, Foothills & Children's Hospital, Trinity Hills shopping. Plus, with easy access to the mountains and a quick commute to downtown, it's an unbeatable spot! This property offers fantastic value with future redevelopment opportunities. Don't miss this golden chance!

Inclusions:

N/A

Property Listed By:

eXp Realty

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









