

**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  
**64**  
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: Ext Feat: **Garden,Other,Private Yard** Water Source:  
 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
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`9" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`6" x 11`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`2" x 11`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>23`2" x 10`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`6" x 10`10"</b>

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. This can be purchased as a land assembly with 8312 46 Ave NW & 8316 46 Ave NW for a total of 18,000 SF of property! 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**









