



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8611 47 Avenue, Calgary T3B 2A1**

MLS®#: **A2183003**

Area: **Bowness**

Listing Date: **12/10/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 08-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot,See Remarks**  
Park Feat: **Off Street**

DOM

**116**  
Layout  
Beds: **3 (3)**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum,Tile**  
Water Source:  
Fnd/Bsm: **None,See Remarks**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>40`0" x 37`5"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>55`9" x 29`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>34`9" x 30`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>36`5" x 24`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>29`6" x 32`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>31`6" x 18`8"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**MU-2**

Legal Desc:

**4960AP**

Remarks

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Pub Rmks: **MU-2 (MULTI-USE) 50X120 FULL SIZE LOT ADJACENT TO COMMERCIAL ZONE!! BUILD OR HOLD . INVESTORS/BUILDERS EXCELLENT OPPORTUNITY FOR LARGE PROJECT. GREAT HOLDING INVESTMENT WITH A 3 BEDRM BUNGALOW CURRENTLY RENTED \$1800+UTILITIES. WALK TO BOW RIVER,IE. OFFERS!!OFFERS!!OFFERS!!**

Inclusions:

**n/a**

Property Listed By:

**Real Estate Professionals Inc.**

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