



THE
A-TEAM

**RE/MAX
FIRST**

8312 46 Avenue, Calgary T3B 1Y5

MLS®#: **A2183162**

Area: **Bowness**

Listing Date: **12/11/24**

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**

Finished Floor Area

Abv Sqft: **932**
Low Sqft:
Ttl Sqft: **932**

DOM

10
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Lot Information

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Private,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Other,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Linoleum,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Central Vacuum,Laminate Counters,Natural Woodwork,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 2`10"	Kitchen	Main	11`0" x 10`8"
4pc Bathroom	Main	7`6" x 4`11"	Bedroom - Primary	Main	12`0" x 11`11"
Bedroom	Main	11`1" x 8`11"	Dining Room	Main	9`10" x 8`8"
Entrance	Main	4`11" x 4`0"	Living Room	Upper	15`6" x 19`5"
Laundry	Basement	24`9" x 11`3"	Bedroom	Basement	12`7" x 10`8"
Flex Space	Basement	11`2" x 8`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2660AP

Zoning:
R-CG

Remarks

Pub Rmks: **Calling All Builders and Visionaries! Here's your chance to own an exceptional inner-city property on a sprawling R-CG lot. This can be purchased as a land assembly with 8316 46 Ave NW & 8308 46 Ave NW for a total of 18,000 SF of property!! Perfectly positioned just steps from the Bow River, Bowmont Park, and endless scenic biking & walking paths. Whether you're dreaming of redevelopment or seeking a starter home with character, this 3 bedroom home delivers. Sitting on a generous lot, this home boasts an oversized detached garage, beamed ceilings, original wood accents, updated flooring, and a neutral color scheme that invites your personal touch. The location is unmatched—nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Children's Hospitals, and all grocery stores and shops, both big and small. With easy access to downtown and the mountains, it offers the best of both worlds. This property is brimming with potential—live in it as is, renovate, or develop your dream project. Don't let this rare opportunity pass you by!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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













