



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8316 46 Avenue, Calgary T3B 1Y5**

MLS®#: **A2183163**

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**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,354**  
Low Sqft:  
Ttl Sqft: **1,354**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Other,Private,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Kitchen Island,Laminate Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	7`6" x 3`7"
Walk-In Closet	Main	5`6" x 6`2"
3pc Bathroom	Main	16`2" x 9`4"
Bedroom	Main	11`4" x 9`2"
Kitchen	Main	13`9" x 11`5"
Entrance	Main	4`7" x 3`10"
3pc Bathroom	Basement	10`3" x 4`10"

Room	Level	Dimensions
Bedroom - Primary	Main	13`5" x 12`4"
3pc Bathroom	Main	16`2" x 9`4"
Bedroom	Main	11`6" x 7`9"
Dining Room	Main	10`1" x 10`11"
Living Room	Main	17`7" x 15`8"
Laundry	Basement	28`3" x 22`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**2660AP**

Remarks

Pub Rmks: **Attention Builders & Developers! This is a prime inner-city redevelopment opportunity located on a massive R-CG lot, This can be purchased as a land assembly with 8312 46 Ave NW & 8308 46 Ave NW for a total of 18,000 SF of property!! just blocks from the endless Bow River. Whether you're looking to develop or want a cozy starter home, this charming 3 bedroom bungalow has plenty! You'll find a large private lot with an oversized detached garage, large private tree-lined yard & more! Moving inside you'll notice the updated kitchen with kitchen island, stainless steel appliances, updated flooring, and stylish neutral tones. The location can't be beat - close to the many shops of Bowness, University of Calgary, Foothills & Children's Hospital, Trinity Hills shopping etc. 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 fantastic opportunity!**

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

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









