



THE A-TEAM

RE/MAX FIRST

8132 47 Avenue, Calgary T3B 1Z5

MLS®#: A2187556 Area: Bowness Listing: 01/14/25 List Price: \$699,900
Status: Active County: Calgary Change: None 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:

Finished Floor Area
Abv Sqft: 982
Low Sqft:
Ttl Sqft: 982

DOM: 7
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard

Construction: Wood Frame, Wood Siding
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Block

Kitchen Appl: See Remarks
Int Feat: Bar, Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Entrance, Bedroom - Primary, 4pc Bathroom, Living Room, Porch - Enclosed, and Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Laundry, Walk-In Closet, Bedroom, Eat in Kitchen, Pantry, and Bedroom.

4pc Bathroom
Bedroom
Family Room

Basement
Basement
Basement

12`8" x 10`6"
17`2" x 10`10"

Eat in Kitchen
Entrance

Basement
Basement

11`9" x 10`9"
4`1" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2660AP

Remarks

Pub Rmks:

Calling all investors or those looking for an updated bungalow with potential for a legal basement suite (subject to approval and permitting by the city of Calgary). Welcome to 8132 on 47th Avenue NW, a 'mortgage-friendly' raised bungalow home with a recently renovated 2 bedroom basement suite (illegal), sitting on a huge 50 x 120ft R-CG lot. The open main floor layout features an oversized south facing window, a country-style kitchen with pantry and lots of storage plus a granite countertop sitting bar, a tiled kitchen floor with access to the rear door leading to the back deck/yard, a large living room with a cozy wood burning fireplace with red brick surround, a main-floor laundry area with your own Washer and Dryer, 2 well appointed bedrooms (one with a walk-in closet), and a spa like bathroom that features enough room for the seperate tub and shower. The entire upper floor was just painted and is move in ready. The home was modified over the years so that the basement entrance is from the outside of the home and the basement is fully finished and features a 2 bedroom basement suite (illegal) that's been freshly updated with new bathroom, new kitchen, new floors, etc. Other unique features of this up/down duplex are 2 seperate furnaces, 2 water tanks, & 2 electric meters making it easier to split the bills. Lots of additional updates like newer windows, shingles, eavestroughs, 2 new electrical panels, newer furnace(s), new lighting, etc. A double detached garage sits at the rear of the property backing onto the lane and there's room for parking 4+ vehicles if need be. Great location within Bowness as you're just one block away from the Bow River and Bowmont paths, all levels of schools close by and good access to Stoney Trail, the #1 Highway and Crowfoot/Crowchild Trail, Close to U of C, Children's and foothills hospital and 15 mins to downtown. Upstairs is currently vacant and basement tenants are on a month to month agreement of \$1200 + utilities. This is the one you've been waiting for, call your favorite Realtor today to view and take advantage of what the current owners have just put into this property, plus today's rent and make this a profitable venture.

Inclusions:
Property Listed By:

Fridges (2), Stove (2), Washer & Dryer (2), Microwave Hoodfan (2), Dishwasher (2), All window coverings, Garage Opener with remote, Built-in vacuum as-is RE/MAX Real Estate (Central)

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













