



THE
A-TEAM

**RE/MAX
FIRST**

8140 47 Avenue, Calgary T3B 1Z5

MLS® #: **A2192974**

Area: **Bowness**

Listing Date: **02/07/25**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

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

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`3" x 9`11"
Bedroom - Primary	Main	8`0" x 11`6"
Living Room	Main	14`0" x 11`4"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`4" x 9`11"
Dining Room	Main	11`6" x 15`4"
Bedroom	Basement	11`0" x 18`0"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2660AP

Zoning:
R-C1

Remarks

Pub Rmks: **50' x 120' FLAT LOT. Charming Bungalow on Full Lot with an oversized Double Detached Garage on a Quiet Street. This lovely bungalow offers two bedrooms and 1.5 bathrooms on the main level. The fully finished lower level includes an additional spacious bedroom and a rec room, perfect for extra living space. It is located within walking distance of schools at all levels and just a short drive to the Children's Hospital, Foothills Hospital, and Crowfoot Crossing - C-train stop. A Fantastic Opportunity Bowness is thriving! Call your favourite REALTOR today to book a private viewing.**

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Mountain View)**

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











