

# \$599,900 - 8828 47 Avenue Nw, Calgary

MLS® #A2193112

**\$599,900**

5 Bedroom, 2.00 Bathroom, 755 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

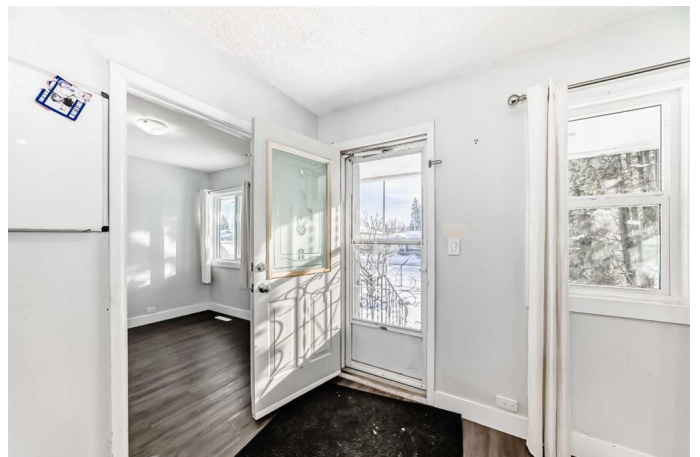
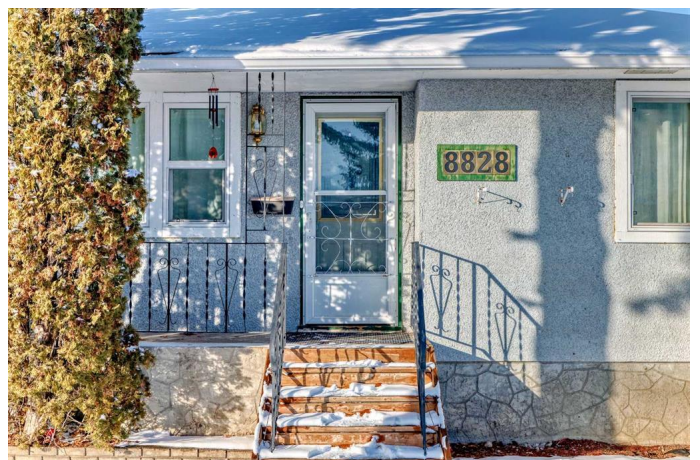
Located on a quiet street in the coveted community of Bowness, this bungalow is perfect for a new family or investor. The property offers a large living room inundated with natural light from the West facing window. A large kitchen with plenty of cupboard and counter space. Two bedrooms up top and three additional rooms in the basement. The backyard is large and well exposed. The property is located near amenities including shopping, recreation, schools, transportation, and so much more. The potential exists to rezone the property to an R2 for a future redevelopment.

Built in 1955

## Essential Information

MLS® #	A2193112
Price	\$599,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	755
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	8828 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	59
Zoning	R-CG

### **Listing Details**

Listing Office	KT Capital Realty Inc.
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