\$699,900 - 8531 47 Avenue Nw, Calgary

MLS® #A2214537

\$699,900

2 Bedroom, 2.00 Bathroom, 1,086 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

If you're looking to grow your portfolio in one of Calgary's most promising inner-city communities, this is your chance. Just a block from Bowness Park and the Bow River, this 50x120 RCG lot is full of potential. The existing 3-bedroom bungalow with a garage sits on a quiet street surrounded by mature trees and a thriving neighborhood that continues to see strong redevelopment activity. With RCG zoning, this property is ideal for a future duplex or custom infill, and its location near the University of Calgary, Foothills and Children's Hospitals, and major transit routes makes it especially attractive to investors and builders. Whether you're planning a new build or looking to renovate and hold, this is a solid opportunity in a highly desirable location.

Built in 1954

Essential Information

MLS® # A2214537 Price \$699,900

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,086 Acres 0.14

Year Built 1954

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 8531 47 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 1Z8

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 1

Interior

Interior Features Sauna

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Mixed, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 5

Zoning R-CG

Listing Details

Listing Office eXp Realty

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