

# \$850,000 - 8611 47 Avenue Nw, Calgary

MLS® #A2183003

## \$850,000

3 Bedroom, 1.00 Bathroom, 882 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

MU-2 (MULTI-USE) 50X120 FULL SIZE LOT  
ADJACENT TO COMMERCIAL ZONE!!  
BUILD OR HOLD . INVESTORS/BUILDERS  
EXCELLENT OPPORTUNITY FOR LARGE  
PROJECT. GREAT HOLDING INVESTMENT  
WITH A 3 BEDRM BUNGALOW CURRENTLY  
RENTED \$1800+UTILITIES. WALK TO BOW  
RIVER,IE. OFFERS!!OFFERS!!OFFERS!!



Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2183003    |
| Price          | \$850,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 882         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8611 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |

Province Alberta  
Postal Code T3B 2A1

### **Amenities**

Parking Spaces 2  
Parking Off Street

### **Interior**

Interior Features See Remarks  
Appliances Electric Stove, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Basement None

### **Exterior**

Exterior Features Other  
Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks, City Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation See Remarks, None

### **Additional Information**

Date Listed December 10th, 2024  
Days on Market 112  
Zoning MU-2

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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