

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

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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	140
Zoning	MU-2

### Listing Details

Listing Office	Real Estate Professionals Inc.
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