

# **\$629,000 - 7704 46 Avenue Nw, Calgary**

MLS® #A2213136

**\$629,000**

3 Bedroom, 2.00 Bathroom, 640 sqft

Residential on 0.06 Acres

Bowness, Calgary, Alberta

Don't miss your opportunity to own in the up-and-coming neighbourhood of Bowness! This property has been fully renovated with finishings to impress even the most discerning owners. Located on a quiet street, close to shops, the Bow River, schools and parks, this three bedroom home is full of comfort and charm. As you walk into the shiplap adorned foyer, you're eye will immediately be drawn into the bright, open concept living space with large windows, vinyl plank flooring, a massive hand-carved, maple island counter top, high-end designer lighting and a cozy wood burning fireplace. The kitchen is sure to inspire your inner-chef with it's stainless steel appliance package that includes a gas range and loads of storage and a second sink in the island. As you make your way to the lower level under the skylight in the stairwell, you pass the garage entry and then find the three bedrooms and full bathroom with tile and in-floor heating. The furnace has a fan which can circulate cold air from the basement however, if A/C is a must, then this home is pre-wired and waiting for your unit to be installed. This gem has been completely renovated in the past seven years including the windows, Hardie board siding, roof, furnace, appliances, hot water tank, fence, and gates. This home is available as an investment purchase or for a buyer willing to accept a long-term possession. Please see possession notes.



Built in 1981

## Essential Information

MLS® #	A2213136
Price	\$629,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	640
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	7704 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y2

## Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Wood Counters, Master Downstairs, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn, Irregular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Power Properties
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