

# \$575,000 - 8319 48 Avenue Nw, Calgary

MLS® #A2233004

## \$575,000

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Exceptional opportunity for investors, builders and renovators in beautiful Bowness! The existing home with oversized, double detached garage is situated on a large 50 x 120 ft. lot with south backyard and perfectly located on a quiet street across from estate homes, backing onto the Bow River. The possibilities are endless! Conveniently close to Bowness Park, Bow River pathway, schools, shopping, transit and more! A special place to invest, redevelop or build your dream home!

Built in 1939

## Essential Information

MLS® #	A2233004
Price	\$575,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8319 48 Avenue Nw
Subdivision	Bowness



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A9

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Front Drive, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Track Lighting
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Block

### Additional Information

Date Listed	June 28th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Solutions
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