

\$625,000 - 8140 47 Avenue Nw, Calgary

MLS® #A2192974

\$625,000

3 Bedroom, 2.00 Bathroom, 1,010 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

50' x 120' FLAT LOT. Charming Bungalow on Full Lot with an oversized Double Detached Garage on a Quiet Street. This lovely bungalow offers two bedrooms and 1.5 bathrooms on the main level. The fully finished lower level includes an additional spacious bedroom and a rec room, perfect for extra living space. It is located within walking distance of schools at all levels and just a short drive to the Children's Hospital, Foothills Hospital, and Crowfoot Crossing C-train stop. A Fantastic Opportunity Bowness is thriving! Call your favourite REALTOR today to book a private viewing.

Built in 1953

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2192974 |
| Price | \$625,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,010 |
| Acres | 0.14 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |



Community Information

| | |
|-------------|-------------------|
| Address | 8140 47 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1Z5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 79 |
| Zoning | R-C1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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