

# \$675,900 - 8531 47 Avenue Nw, Calgary

MLS® #A2221743

**\$675,900**

3 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

If you're looking to grow your portfolio in one of Calgary's most promising inner-city communities, this is your chance. Just a block from Bowness Park and the Bow River, this 50x120 RCG lot is full of potential. The existing 3-bedroom bungalow with a garage sits on a quiet street surrounded by mature trees and a thriving neighborhood that continues to see strong redevelopment activity. With RCG zoning, this property is ideal for a future duplex, fourplex, or custom infill, and its location near the University of Calgary, Foothills and Children's Hospitals, and major transit routes makes it especially attractive to investors and builders. Whether you're planning a new build or looking to renovate and hold, this is a solid opportunity in a highly desirable location.

Built in 1954

## Essential Information

MLS® #	A2221743
Price	\$675,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.14
Year Built	1954
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8531 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	Sauna
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	32
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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