4636 80 Street NW
Calgary, Alberta

MLS # A2232729

$649,999

Division:	Bowness
Type:	Residential/House
Style:	Bungalow
Size:	1,366 sq.ft.
Age:	1973 (52 yrs old)
Beds:	3
Baths:	2
Garage:	Parking Pad, Single Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Treed

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Block	**Utilities:**	-
Features:	Built-in Features, Separate Entrance		

Inclusions:	N/A

Discover the potential of this spacious bungalow situated on a desirable 50' x 120' lot, ideally located on the quiet and charming 80th Street in Bowness. Whether you're looking for a renovation project or considering redevelopment, this property offers incredible potential with its R-CG zoning, allowing for a variety of future possibilities. The home features a spacious floor plan, large backyard, perfect for outdoor living, a single detached garage, and an additional front parking pad for convenience. Enjoy being within walking distance to local schools, Bowness Park, and all the amenities that make Bowness one of Calgary's most sought-after established communities.