

8312 46 Avenue NW  
Calgary, Alberta

MLS # A2205037

\$700,000

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	932 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Other, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Natural Woodwork, See Remarks, Separate Entrance		
Inclusions:	N/A		

Beautifully maintained home in the heart of Bowness! Calling All Builders and Visionaries! Here's your chance to own an exceptional inner-city property on a sprawling R-CG lot. Perfectly positioned just steps from the Bow River, Bowmont Park, and endless scenic biking & walking paths. Whether you're dreaming of redevelopment or seeking a starter home with character, this 3 bedroom home delivers. Sitting on a generous lot, this home boasts an oversized detached garage, beamed ceilings, original wood accents, updated flooring, and a neutral color scheme that invites your personal touch. The location is unmatched—nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Children's Hospitals, and all grocery stores and shops, both big and small. With easy access to downtown and the mountains, it offers the best of both worlds. This property is brimming with potential—live in it as is, renovate, or develop your dream project. Don't let this rare opportunity pass you by!