

# \$850,000 - 8611 47 Avenue Nw, Calgary

---

MLS® #A2183003

**\$850,000**

3 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

MU-2 (MULTI-USE) 50X120 FULL SIZE LOT  
ADJACENT TO COMMERCIAL ZONE!!  
BUILD OR HOLD . INVESTORS/BUILDERS  
EXCELLENT OPPORTUNITY FOR LARGE  
PROJECT. GREAT HOLDING INVESTMENT  
WITH A 3 BEDRM BUNGALOW CURRENTLY  
RENTED \$1800+UTILITIES. WALK TO BOW  
RIVER,IE. OFFERS!!OFFERS!!OFFERS!!



Built in 1954

## Essential Information

MLS® #	A2183003
Price	\$850,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8611 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 2A1

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks, None

### Additional Information

Date Listed	December 10th, 2024
Days on Market	130
Zoning	MU-2

### Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.