

**8531 47 Avenue NW
Calgary, Alberta**

MLS # A2252280



\$649,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions:	N/A
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Attention investors and builders: 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 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.