

# \$720,000 - 8108 46 Avenue Nw, Calgary

MLS® #A2230647

**\$720,000**

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to this large home in Bowness! This home could easily be lived in or has great potential as a rental, it has 4 bedrooms and 2.5 baths. Open layout, beamed ceilings, quartz counters in the kitchen. . The 50 x 120â€™ lot offers incredible value, whether youâ€™re planning to build immediately or hold for future growth. The potential here is truly endless! Oversized, double detached garage too! Walk to schools, the river and minutes to Bowness Park!

Property is being sold as-is, where-is.

Donâ€™t miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information!

Built in 1958

## Essential Information

MLS® #	A2230647
Price	\$720,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	2 Storey Split



Status	Active
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## Community Information

Address	8108 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y4

## Amenities

Parking Spaces	3
Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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