

# \$625,000 - 8140 47 Avenue Nw, Calgary

MLS® #A2192974

## \$625,000

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

50' x 120' FLAT LOT. Charming Bungalow on Full Lot with an oversized Double Detached Garage on a Quiet Street. This lovely bungalow offers two bedrooms and 1.5 bathrooms on the main level. The fully finished lower level includes an additional spacious bedroom and a rec room, perfect for extra living space. It is located within walking distance of schools at all levels and just a short drive to the Children's Hospital, Foothills Hospital, and Crowfoot Crossing C-train stop. A Fantastic Opportunity Bowness is thriving! Call your favourite REALTOR today to book a private viewing.

Built in 1953

### Essential Information

MLS® #	A2192974
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,010
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	8140 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	88
Zoning	R-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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