$700,000 - 8312 46 Avenue Nw, Calgary

MLS® #A2205037

$700,000
3 Bedroom, 1.00 Bathroom, 932 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Beautifully maintained home in the heart of Bowness! Calling All Builders and Visionaries! Hereâ€™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 youâ€™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 unmatchedâ€”nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Childrenâ€™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 potentialâ€”live in it as is, renovate, or develop your dream project. Donâ€™t let this rare opportunity pass you by!

Built in 1956

Essential Information

MLS® #	A2205037
Price	$700,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	932
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	8312 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Natural Woodwork, See Remarks, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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