

# \$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, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 74                 |
| Zoning         | R-C1               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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