



8108 46 Avenue Calgary Alberta

\$720,000

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 120' lot offers incredible value, whether you'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. Don't miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information! (id:6769)

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| Furnace 5.67 Ft x 10.67 Ft | 4pc Bathroom 9.00 Ft x 7.92 Ft |
| Other 19.67 Ft x 8.83 Ft | Other 5.92 Ft x 13.50 Ft |
| Recreational, Games room 25.25 Ft x 10.67 Ft | Laundry room 6.08 Ft x 11.17 Ft |
| Storage 8.08 Ft x 11.00 Ft | Other 6.00 Ft x 7.25 Ft |
| Other 4.92 Ft x 9.33 Ft | 2pc Bathroom 2.83 Ft x 6.08 Ft |
| Living room 20.33 Ft x 14.50 Ft | 5pc Bathroom 7.58 Ft x 8.42 Ft |
| Kitchen 13.75 Ft x 14.83 Ft | Bedroom 11.33 Ft x 9.58 Ft |
| Dining room 12.25 Ft x 11.50 Ft | Bedroom 13.33 Ft x 11.17 Ft |
| Primary Bedroom 11.25 Ft x 15.00 Ft | Bedroom 9.50 Ft x 12.25 Ft |

Listing Presented By:



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Real Broker

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net