



## 8308 46 Avenue Calgary Alberta

\$675,000

OPEN HOUSE SATURDAY NOVEMBER 2. 1-4 PM!!!!!! Attention Builders & Developers! This is the one you've been waiting for - a prime inner-city redevelopment opportunity on a massive R-CG lot, just a couple of blocks from the Bow River and endless scenic bike paths, Bowmont Park, and an off-leash dog area. Whether you're looking to develop or want a cozy starter home, this charming 2 bedroom bungalow has tons of amazing upgrades. Discover freshly updated flooring, stylish neutral tones, along with newer kitchen appliances, including a gas stove. You'll also appreciate the upgraded electrical and the high-efficiency washer and dryer. The location can't be beat - close to the many shops of Bowness, University of Calgary, Foothills & Children's Hospital, Trinity Hills shopping. Plus, with easy access to the mountains and a quick commute to downtown, it's an unbeatable spot! This property offers fantastic value with future redevelopment opportunities. Don't miss this golden chance! (id:6769)

Family room 23.17 Ft x 10.00 Ft

Furnace 16.50 Ft x 10.83 Ft

Kitchen 8.42 Ft x 11.00 Ft

4pc Bathroom 4.83 Ft x 7.50 Ft

Bedroom 7.75 Ft x 11.00 Ft

Primary Bedroom 9.00 Ft x 11.92 Ft

Living room 10.50 Ft x 11.92 Ft

Other 3.17 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

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

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