



## 8312 46 Avenue Calgary Alberta

\$675,000

Calling All Builders and Visionaries! Here's your chance to own an exceptional inner-city property on a sprawling R-CG lot. This can be purchased as a land assembly with 8316 46 Ave NW & 8308 46 Ave NW for a total of 18,000 SF of property!! Perfectly positioned just steps from the Bow River, Bowmont Park, and endless scenic biking & walking paths. Whether you'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 unmatched--nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Children'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 potential--live in it as is, renovate, or develop your dream project. Don't let this rare opportunity pass you by! (id:6769)

Laundry room 24.75 Ft x 11.25 Ft

Bedroom 12.58 Ft x 10.67 Ft

Other 11.17 Ft x 8.08 Ft

Other 5.08 Ft x 2.83 Ft

Kitchen 11.00 Ft x 10.67 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Primary Bedroom 12.00 Ft x 11.92 Ft

Bedroom 11.08 Ft x 8.92 Ft

Dining room 9.83 Ft x 8.67 Ft

Other 4.92 Ft x 4.00 Ft

Living room 15.50 Ft x 19.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

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

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