



# 8316 46 Avenue Calgary Alberta

\$675,000

Attention Builders & Developers! This is a prime inner-city redevelopment opportunity located on a massive R-CG lot, This can be purchased as a land assembly with 8312 46 Ave NW & 8308 46 Ave NW for a total of 18,000 SF of property!! just blocks from the endless Bow River. Whether you're looking to develop or want a cozy starter home, this charming 3 bedroom bungalow has plenty! You'll find a large private lot with an oversized detached garage, large private tree-lined yard & more! Moving inside you'll notice the updated kitchen with kitchen island, stainless steel appliances, updated flooring, and stylish neutral tones. The location can't be beat - close to the many shops of Bowness, University of Calgary, Foothills & Children's Hospital, Trinity Hills shopping etc. 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 fantastic opportunity! (id:6769)

Laundry room 28.25 Ft x 22.17 Ft  
3pc Bathroom 10.25 Ft x 4.83 Ft  
Other 7.50 Ft x 3.58 Ft  
Primary Bedroom 13.42 Ft x 12.33 Ft  
Other 5.50 Ft x 6.17 Ft  
3pc Bathroom 16.17 Ft x 9.33 Ft  
3pc Bathroom 16.17 Ft x 9.33 Ft

Bedroom 11.50 Ft x 7.75 Ft  
Bedroom 11.33 Ft x 9.17 Ft  
Dining room 10.08 Ft x 10.92 Ft  
Kitchen 13.75 Ft x 11.42 Ft  
Living room 17.58 Ft x 15.67 Ft  
Other 4.58 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



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

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