



8639 47 Avenue Calgary Alberta

\$824,900

Attention investors and developers! Here's a unique chance to secure a premium corner lot in the fast-growing community of Bowness. Situated at 8639 47 Ave NW, this R-CG zoned property offers a generous 50' x 120' lot--perfect for redevelopment. Currently, the lot features a rare 2-storey home with a practical layout, along with a double detached garage. Whether you're considering a full renovation or envisioning a new build, this property provides the flexibility to match your plans. See 3D Tour! Located just one block from the main road of 85 St NW, with convenient transit routes and quick access to Bowness Rd NW, this spot is all about location. The property is also steps away from the beautiful Bowness Park, offering easy access to one of Calgary's top recreational areas. Angel's Drive-In, a local favorite, is just at the end of the block, adding to the property's charm. Families will benefit from the short walk to Belvedere Parkway School, making this an ideal spot for residential development. Bowness is known for being bike-friendly, and with plenty of ongoing developments in the area, it's clear this community is on the rise. This property is perfectly positioned for those looking to capitalize on the growth and convenience of Bowness. Don't miss out on this opportunity to be part of an up-and-coming neighborhood! (id:6769)

Laundry room 9.67 Ft x 21.83 Ft

1pc Bathroom 2.83 Ft x 6.50 Ft

Bedroom 7.42 Ft x 9.50 Ft

Family room 9.67 Ft x 18.42 Ft

Bedroom 9.25 Ft x 9.67 Ft

Other 4.33 Ft x 5.50 Ft

Living room 17.08 Ft x 11.42 Ft

Kitchen 12.58 Ft x 11.17 Ft

Other 3.83 Ft x 4.58 Ft

2pc Bathroom 3.92 Ft x 4.00 Ft

Bonus Room 11.92 Ft x 11.58 Ft

Dining room 10.67 Ft x 12.75 Ft

Bedroom 9.00 Ft x 10.92 Ft

Bedroom 13.33 Ft x 10.83 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

Primary Bedroom 22.17 Ft x 7.92 Ft

Other 3.92 Ft x 22.17 Ft

Listing Presented By:



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