



8531 47 Avenue Calgary Alberta

\$649,000

Attention investors and builders: If you're looking to grow your portfolio in one of Calgary's most promising inner-city communities, this is your chance. Just a block from Bowness Park and the Bow River, this 50x120 RCG lot is full of potential. The existing 3-bedroom bungalow with a garage sits on a quiet street surrounded by mature trees and a thriving neighborhood that continues to see strong redevelopment activity. With RCG zoning, this property is ideal for a future duplex or custom infill, and its location near the University of Calgary, Foothills and Children's Hospitals, and major transit routes makes it especially attractive to investors and builders. Whether you're planning a new build or looking to renovate and hold, this is a solid opportunity in a highly desirable location. (id:6769)

Laundry room 10.83 Ft x 8.67 Ft

Recreational, Games room 22.17 Ft x 27.50 Ft

Storage 8.83 Ft x 2.17 Ft

Furnace 6.75 Ft x 6.50 Ft

4pc Bathroom 5.92 Ft x 7.50 Ft

Bedroom 7.83 Ft x 11.50 Ft

Bedroom 13.25 Ft x 11.50 Ft

Dining room 7.42 Ft x 9.67 Ft

Kitchen 12.42 Ft x 9.67 Ft

Living room 19.83 Ft x 13.33 Ft

Other 9.92 Ft x 7.42 Ft

3pc Bathroom 4.67 Ft x 5.92 Ft

Bedroom 10.42 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<https://innot.seecalgaryhomesforsale.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca