



## 8611 47 Avenue Calgary Alberta

\$699,900

Fantastic Opportunity! Very rare 50x120 foot M-U2 zoned lot on a quiet street next to the famous Angel's drive in restaurant, one block away from Bowness park and the Bowmont off leash and River Paths, a short drive to Canada Olympic Park, Bowness Mainstreet and the new Calgary Farmer's Market! Many new commercial and residential developments are happening all around this property making it an exciting time to invest in this historic community. Priced at mainly land value, however the house is solid & fairly spacious with 3 bedrooms on the main floor, large country style kitchen and an addition off the back of the home offering a large mudroom and laundry area. Shingles, water heater & furnace have all been replaced thru-out the years. Features 100amp electrical panel upgrade. House has a dug-out partial basement only with a small tv area in basement that's partly finished. The property is currently rented to long term tenants and they are on and month to month agreement paying \$1800 / month + utilities. (id:6769)

Furnace 9.67 Ft x 15.33 Ft

Living room 12.17 Ft x 11.33 Ft

Other 3.33 Ft x 11.25 Ft

Kitchen 17.00 Ft x 9.00 Ft

Bedroom 7.33 Ft x 11.92 Ft

Primary Bedroom 10.50 Ft x 9.25 Ft

Bedroom 9.00 Ft x 9.75 Ft

Laundry room 9.50 Ft x 5.58 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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