



# 8132 47 Avenue Calgary Alberta

\$699,900

Open House this Saturday, Jan 18th 1:30-4pm & Sunday, Jan 19th 12-2pm | Calling all investors or those looking for an updated bungalow with potential for a legal basement suite (subject to approval and permitting by the city of Calgary). Welcome to 8132 on 47th Avenue NW, a 'mortgage-friendly' raised bungalow home with a recently renovated 2 bedroom basement suite (illegal), sitting on a huge 50 x 120ft R-CG lot. The open mainfloor layout features an oversized south facing window, a country-style kitchen with pantry and lots of storage plus a granite countertop sitting bar, a tiled kitchen floor with access to the rear door leading to the back deck/yard, a large living room with a cozy wood burning fireplace with stone surround, a main-floor laundry closet with your own Washer and Dryer, 2 well appointed bedrooms (one with a walk-in closet), and a spa like bathroom that features enough room for the seperate tub and shower. The entire upper floor was just painted and is move in ready. The home was modified over the years so that the basement entrance is from the outside of the home and the basement is fully finished and features a 2 bedroom basement suite (illegal) that's been freshly updated with new bathroom, new kitchen, new floors, etc. Other unique features of this up/down duplex are 2 seperate furnaces, 2 water tanks, & 2 electric meters making it easier to split the bills. Lots of additional updates like newer windows, shingles, eavestroughs, 2 new electrical panels, newer furnace(s), new lighting, etc. An old double detached garage sits at the rear of the property backing onto the lane and there's room for parking 4+ vehicles if need be. Great location within Bowness as you're just one block away from the Bow River and Bowmont paths, all levels of schools close by and good access to Stoney Trail, the #1 Highway and Crowfoot/Crowchild Trail, Close to U of C...

Furnace 8.75 Ft x 20.33 Ft  
 Bedroom 10.42 Ft x 10.50 Ft  
 4pc Bathroom Measurements not available  
 Eat in kitchen 11.75 Ft x 10.75 Ft  
 Bedroom 12.67 Ft x 10.50 Ft  
 Other 4.08 Ft x 8.58 Ft

Primary Bedroom 9.83 Ft x 11.33 Ft  
 Other 6.08 Ft x 3.75 Ft  
 4pc Bathroom Measurements not available  
 Bedroom 9.33 Ft x 11.42 Ft  
 Living room 20.08 Ft x 12.08 Ft  
 Eat in kitchen 11.25 Ft x 16.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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Family room 17.17 Ft x 10.83 Ft

Other 5.92 Ft x 5.25 Ft

Laundry room 3.00 Ft x 5.67 Ft

Other 3.75 Ft x 5.67 Ft

Pantry 2.50 Ft x 1.17 Ft