



8512 46 Avenue Calgary Alberta

\$725,000

ATTENTION FAMILIES, DEVELOPERS AND INVESTORS! This inviting 2 Storey home is full of character and is very unique! It's the perfect home for a family to live in or for an investor. Located in the sought after NW community of Bowness this property has tons of potential. It is a family home which provides a comfortable space for anything you need. It's high ceiling gives it a luxurious feeling and brings in an abundance of natural light. When you first step in the open foyer you will see the cozy layout with a dining room and kitchen. There is a great room that is used as a bedroom but has endless possibilities. 2 bedrooms, a 5-piece bathroom and mudroom/laundry room complete the main floor. Upstairs you are greeted by a large family room and an office space. Walking through the double doors you enter the massive main bedroom with a walk-in closet and ensuite. The front porch provides an appealing look and is also the perfect place to relax. During the spring the front yard has plants that look beautiful in full bloom. The backyard allows enough space for pets and kids to play or just to relax by a fire and enjoy the garden. There is a single car garage with storage, covered carport and RV Parking. If you're an investor, with it's 50 x 120 lot, this prime piece of real estate is perfectly positioned for multi-family housing development. Under the new city upzoning changes this lot is R-CG which allows for a maximum of four separate dwellings plus four secondary suites. Under the new H-GO zoning this lot is large enough to potentially house five separate dwellings plus five secondary suites! (subject to permitting and approval) With street parking and back-alley access, this property is well-suited to accommodate multiple residences as other listings in Bowness have already done so. It is the perfect location where you are far enough out of downtown to enjoy some peac...

Family room 11.58 Ft x 22.42 Ft

Office 12.33 Ft x 9.08 Ft

Primary Bedroom 14.75 Ft x 14.58 Ft

Other 7.83 Ft x 9.75 Ft

3pc Bathroom 7.83 Ft x 11.92 Ft

Furnace Measurements not available

Storage 6.75 Ft x 3.33 Ft

Bedroom 15.33 Ft x 18.33 Ft

Storage 6.75 Ft x 10.67 Ft

Bedroom 12.08 Ft x 9.50 Ft

Other 5.83 Ft x 5.58 Ft

Laundry room 6.00 Ft x 4.75 Ft

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Listing Presented By:



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RE/MAX First

RE/MAX Realty Professionals

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Other 11.58 Ft x 10.92 Ft

Dining room 11.83 Ft x 10.42 Ft

Other 15.83 Ft x 11.25 Ft

Bedroom 11.50 Ft x 11.33 Ft

5pc Bathroom 9.50 Ft x 7.83 Ft