



# 8518 47 Avenue Calgary Alberta

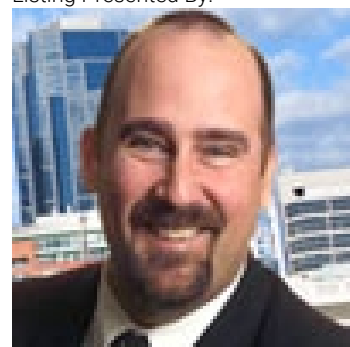
\$499,900

Wow! Rare opportunity to own a one-of-a-kind, four-level-split, fully detached home, on a 25' X 120' lot, that is just steps from Bowness Park and the Bow River!! Nestled on a quiet street in the community of Bowness, NW Calgary, this home is sure to impress! With a south-facing front yard, north-facing private backyard, stylish stucco exterior, completely redone landscaping, and a brand-new fence, this residence is a true gem upon first glance! As you step inside the foyer, you'll be astounded by the soaring vaulted ceilings that create an airy atmosphere, and the cozy wood-burning fireplace that adds warmth and character to the open concept main level living room. Up a few stairs, you will find 2 spacious bedrooms and 1 full bathroom (with extensive renovations done to it, including cabinetry, plumbing fixtures, tile, and lighting). Down on the lower level, you will find the family room, dining room, and kitchen, that overlook the private backyard through a newer sliding vinyl patio door (there are rough-ins for a 2pc bathroom and/or laundry room on this level at the side entry). Down in the basement you will find the large, bright recreation room, laundry room, utility room, and ample crawlspace storage (there are rough-ins for a future bathroom on this basement level). Extensively updated in 2023 with a new furnace, new hot water tank, new electrical panel, and new washer and dryer, this home combines modern conveniences with timeless charm. Out back, enjoy the beautifully landscaped private yard and a parking pad large enough for two vehicles via back alley access. Don't miss out on this incredible opportunity to make this unique home your own! (id:6769)

Recreational, Games room 15.17 Ft x 12.58 Ft  
 Furnace 9.42 Ft x 4.83 Ft  
 Dining room 9.83 Ft x 12.92 Ft  
 Kitchen 6.50 Ft x 12.83 Ft  
 Family room 9.75 Ft x 8.25 Ft

Living room 16.33 Ft x 17.67 Ft  
 4pc Bathroom 4.92 Ft x 9.67 Ft  
 Primary Bedroom 14.00 Ft x 10.00 Ft  
 Bedroom 7.58 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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