

# \$575,000 - 8319 48 Avenue Nw, Calgary

MLS® #A2233004

**\$575,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Exceptional opportunity for investors, builders and renovators in beautiful Bowness! The existing home with oversized, double detached garage is situated on a large 50 x 120 ft. lot with south backyard and perfectly located on a quiet street across from estate homes, backing onto the Bow River. The possibilities are endless! Conveniently close to Bowness Park, Bow River pathway, schools, shopping, transit and more! A special place to invest, redevelop or build your dream home!

Built in 1939

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233004    |
| Price          | \$575,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 684         |
| Acres          | 0.14        |
| Year Built     | 1939        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8319 48 Avenue Nw |
| Subdivision | Bowness           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 2A9 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 6                                                                  |
| Parking        | Alley Access, Double Garage Detached, Front Drive, Gravel Driveway |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Track Lighting                                 |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Partial, Unfinished                                            |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other, Private Yard        |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Metal Siding               |
| Foundation        | Block                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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