

# \$649,000 - 8531 47 Avenue Nw, Calgary

MLS® #A2252280

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention investors and builders: If you're looking to grow your portfolio in one of Calgary's most promising inner-city communities, this is your chance. Just a block from Bowness Park and the Bow River, this 50x120 RCG lot is full of potential. The existing 3-bedroom bungalow with a garage sits on a quiet street surrounded by mature trees and a thriving neighborhood that continues to see strong redevelopment activity. With RCG zoning, this property is ideal for a future duplex or custom infill, and its location near the University of Calgary, Foothills and Children's Hospitals, and major transit routes makes it especially attractive to investors and builders. Whether you're planning a new build or looking to renovate and hold, this is a solid opportunity in a highly desirable location.

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252280  |
| Price          | \$649,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,086     |
| Acres          | 0.14      |
| Year Built     | 1954      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8531 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Z8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Sauna                                       |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Concrete, Mixed, Wood Frame                       |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 52                |
| Zoning         | R-CG              |

### Listing Details

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