

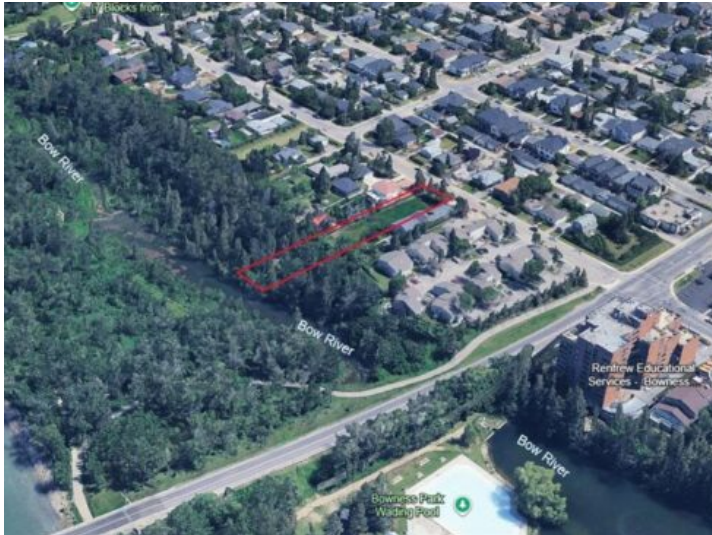


GRASSROOTS
REALTY GROUP

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8520 48 Avenue NW
Calgary, Alberta

MLS # A2298895



\$1,088,000

Division: Bowness

Lot Size: 0.44 Acre

Lot Feat: Backs on to Park/Green Space, Cleared, Near Public Transit, Near Shop

By Town: -

LLD: -

Zoning: R-C1

Water: -

Sewer: Other

Utilities: Electricity at Lot Line

Rare opportunity awaits on this massive 50' x 385' lot backing onto the serene East Bowness Park Lagoon. Nestled on a quiet, low-traffic street, this oversized property offers an incredible combination of inner-city convenience and secluded parkland tranquility. The unique topography features a commanding elevation at the front, providing a stately build site that overlooks the sprawling, private backyard as it moves toward the water. This is a clear, ready-to-build canvas with no demolition required, offering ample room for a custom home, oversized garage, and a deep outdoor oasis. Life here is a four-season experience. Enjoy the peaceful, treed backdrop of the lagoon in the summer and your own skating rink in the winter, a luxury shared with only five neighboring families. Just steps away from the extensive pathway network connecting you to Bowness Park, Baker Park, Bowmont Park, and the Bowmont Island Off-leash area. Despite the nature-first feel, you remain minutes away from the Foothills Hospital, U of C, downtown, and the gateway to the Rocky Mountains. Own one of the most versatile and private park-side parcels in Calgary.