



8316 43 Avenue NW
Calgary, Alberta

MLS # A2308433



\$589,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 881 sq.ft. | Age: | 1956 (70 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Lawn, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Block | Utilities: | - |
| Features: | Built-in Features, Open Floorplan, Separate Entrance, Storage | | |

Inclusions: N/A

The home has benefited from recent renovations and updates that enhance both comfort and everyday livability. Bright interior spaces are complemented by large windows that fill the home with natural light while showcasing peaceful views of the adjacent green space. The functional layout is ideal for daily living, and the updated finishes throughout create a truly move-in-ready experience. Offering a total of four bedrooms, the home includes two on the main floor and two in the basement. A separate basement entrance adds flexibility and makes the property an excellent cash-flow opportunity. Major appliances—including washers, dryers, and refrigerators—were upgraded in 2023, garage opener upgraded in 2026, and the home also features a recently upgraded 200-amp electrical panel, providing added capacity and peace of mind. Well maintained and thoughtfully improved, the property is ready for its next owner to move in and enjoy immediately. Situated on a generous 60 x 100 ft R-CG lot, the property offers outstanding versatility. In addition to enjoying the expansive yard today, there is strong potential for future infill redevelopment, subject to City approval. Whether you are an investor, builder, or homeowner with long-term plans, the lot size and prime location provide exceptional future value. The private outdoor space is ideal for relaxing, entertaining, or future development, while the green space out front enhances privacy, views, and curb appeal. Conveniently located close to parks, schools, shopping including Superstore, and major routes, this property offers a rare blend of tranquility, accessibility, and opportunity—perfect for those seeking a comfortable home, a strategic investment, or a future redevelopment project.