



8812 46 Avenue NW
Calgary, Alberta

MLS # A2319684



\$625,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Oversized, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Positioned on a flat 50 x 120 RC-G zoned lot in one of Calgary's most rapidly evolving northwest communities, this property presents an exceptional opportunity for redevelopment, investment, or future land assembly. Located directly across from green space and Belvedere Parkway School and just minutes from the Bow River, Bowness Park, pathways, and everyday amenities, the location offers the lifestyle features today's buyers and future residents are actively seeking. The existing home offers immediate holding value while long term plans take shape, but the true opportunity lies in the land itself. With desirable RC-G zoning and a level lot measuring approximately 6,000 square feet, this property may lend itself to a variety of future development possibilities, subject to City of Calgary approval and permitting requirements. Whether you're a builder, developer, investor, or buyer looking to secure a premium piece of land in an established neighbourhood, opportunities like this are becoming increasingly difficult to find. Enjoy a highly walkable location close to Bowness Park, the Bow River pathway system, schools, playgrounds, and major transportation routes, with quick access to downtown, Canada Olympic Park, the University of Calgary, and the mountains beyond. Bowness continues to see significant reinvestment and redevelopment, making it one of Calgary's most compelling inner city growth communities. An outstanding opportunity to acquire a large, well located RC-G lot in a mature neighbourhood where redevelopment activity continues to reshape the streetscape.