



**GRASSROOTS**  
REALTY GROUP

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7939 47 Avenue NW  
Calgary, Alberta

MLS # A2329804



**\$639,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Bowness                |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 845 sq.ft.             | Age:   | 1953 (73 yrs old) |
| Beds:     | 1                      | Baths: | 1                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Rectangular Lot        |        |                   |

|             |                                             |            |      |
|-------------|---------------------------------------------|------------|------|
| Heating:    | Forced Air                                  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Linoleum, Vinyl Plank | Sewer:     | -    |
| Roof:       | Asphalt Shingle                             | Condo Fee: | -    |
| Basement:   | Other                                       | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding                      | Zoning:    | R-CG |
| Foundation: | Block                                       | Utilities: | -    |
| Features:   | Ceiling Fan(s)                              |            |      |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Excellent opportunity for builders or developers with an approved DP. This original bungalow sits on a prime 50' x 120' RC-G lot on a quiet, tree-lined street in Bowness. Close to parks, schools, shops, restaurants, river pathways, Market Mall, hospitals, the University of Calgary, and Stoney Trail. A great location with strong redevelopment potential—don't miss out!