



GRASSROOTS
REALTY GROUP

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8344 47 Avenue NW
Calgary, Alberta

MLS # A2343708



\$639,900

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,502 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Separate Entrance		

Inclusions: none

OPPORTUNITY IN BOWNESS! Situated on a generous 50' x 120' lot in an incredible location just ONE BLOCK FROM THE BOW RIVER AND BOWNESS LAGOONS, this property offers outstanding potential in one of Calgary's most established and beloved communities. Enjoy quick access to the river, pathways, green spaces and everything that makes the Bowness lifestyle so special. The home offers a functional main-floor layout along with a TWO-BEDROOM ILLEGAL BASEMENT SUITE, providing additional flexibility for extended family, guests or potential future rental use. A major recent investment has already been completed with a NEW premium Owens Corning TruDefinition Duration FLEX roofing system, featuring SBS polymer-modified architectural shingles, SureNail Technology, Class 4 impact resistance and a lifetime warranty. The location is hard to beat — just a block from the river and lagoons and within walking distance of Bowness High School and Belvedere Parkway School, with shops, restaurants, transit and everyday amenities nearby. Whether you're looking to renovate, invest, hold or create a home of your own, this property presents an exciting opportunity on a substantial lot in the heart of Bowness. Property is being sold AS IS, WHERE IS. Bring your vision and discover the possibilities!