



GRASSROOTS
REALTY GROUP

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8335 47 Avenue NW
Calgary, Alberta

MLS # A2344081



\$599,800

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Front Drive, H		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Track Lighting		

Inclusions: coffee station in kitchen, Murphy Bed and book shelves in second bedroom, antique stove in family room.

Beautiful Bowness! Owned by the same family for almost 40 years, this well-maintained home can be renovated over time or hold for future redevelopment. The cozy open living room with hardwood floors leads to a kitchen with oak cabinets and laminate countertops. The large primary bedroom with original wood parquet floors easily holds a king-size bed. The owners removed a wall to create a bedroom /flex with a custom Murphy bed and den space.. A door can easily be added for more privacy. The spacious bathroom has a walk-in shower and ceramic tile floors. A 4-season room was added about 20 years ago. Bright and sunny, it backs onto the gardens and is a peaceful spot to enjoy the garden views. The combined dining room and living room provides a lovely space to entertain friends and family. The basement consists of a large family room and media room, tons of storage, and a laundry area. The oversized single garage is heated and has workbenches for all your projects. No parking issues here! There is a double front driveway as well as a paved parking pad for an RV in the backyard. The south backyard has a gas line to the BBQ area. There are raised garden beds, tons of perennials, as well as raspberry & Saskatoon berries and rhubarb! This amazing location is an easy walk to Bowness Park, the river pathway system, and all parts of the city via Stoney Trail, TransCanada Highway, and Crowchild Trail. You will love the quick access to all amenities on Bowness high street, the new Farmers Market, and Superstore.