



GRASSROOTS
REALTY GROUP

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8515 48 Avenue NW
Calgary, Alberta

MLS # A2348445



\$750,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	918 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Storage		

Inclusions: n/a

Welcome to your Cottage in the City — a charming Bowness home tucked into an incredible location just steps from the Bow River and its extensive pathway system. Full of warmth and character, the bright main level features two bedrooms and inviting living spaces, while the developed lower level offers an additional bedroom, ample space and more living space, creating lots of room for extended family, older children or guests. Outside, the backyard is made for summer. A covered outdoor cooking and seating area provides the perfect spot for BBQs and long evenings outdoors, while the double detached garage gives you plenty of room for vehicles, bikes and all the gear that comes with this location. And this is where this property really shines. Walk or bike to Bowness Park, Baker Park and Bowmont Park, explore kilometres of pathways, take the dog down by the river or grab the kayak and head for the water. A home with character, a backyard you'll actually use, and the Bow River practically at your doorstep — all in one of Bowness's most loved pockets.