

\$736,000 - 8540 46 Avenue Nw, Calgary

MLS® #A2216972

\$736,000

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Superior raised bungalow with a legal suite in Bowness - 50x120 lot with MU-2 zoning. Very bright with lots of large windows up and down. Two bedrooms up and two bedrooms down. Washer/Dryer both up and down. Downstairs has in floor heating and upstairs is forced air furnace. Attractive property steps from Bowness Park, Angel's Drive-in, and Belvedere Parkway school. 8540 46 Ave NW

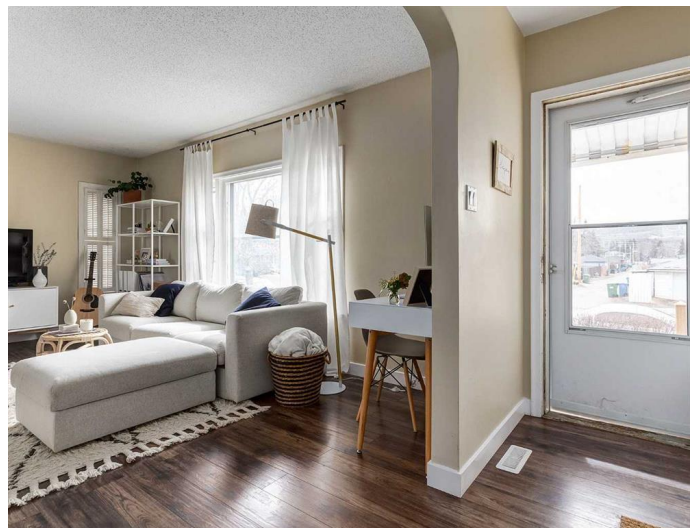
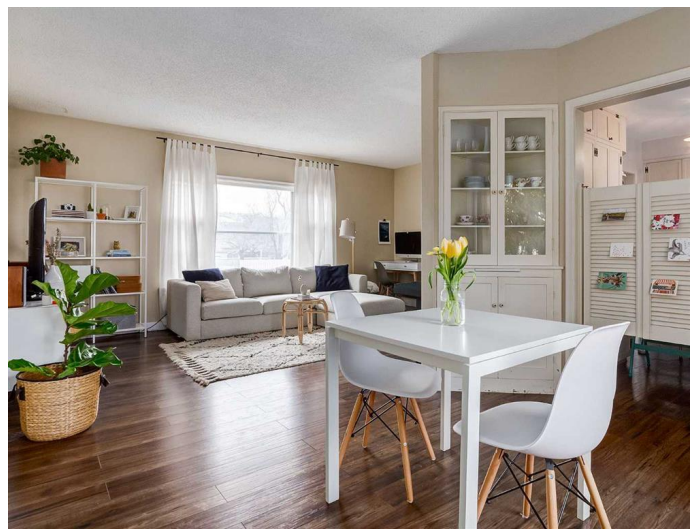
Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216972 |
| Price | \$736,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 957 |
| Acres | 0.14 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8540 46 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |



| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1Y6 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Boiler, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Fire Pit |
| Lot Description | Landscaped, Rectangular Lot, Flag Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 6 |
| Zoning | MU-2 |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Copper K Realty |
|----------------|-----------------|

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