

**8108 46 Avenue NW**  
**Calgary, Alberta**

**MLS # A2230647**



**\$720,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this large home in Bowness! This home could easily be lived in or has great potential as a rental, it has 4 bedrooms and 2.5 baths. Open layout, beamed ceilings, quartz counters in the kitchen. . The 50 x 120' lot offers incredible value, whether you're planning to build immediately or hold for future growth. The potential here is truly endless! Oversized, double detached garage too! Walk to schools, the river and minutes to Bowness Park! Property is being sold as-is, where-is. Don't miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information!