

# \$609,900 - 8311 48 Avenue Nw, Calgary

MLS® #A2219744

**\$609,900**

2 Bedroom, 1.00 Bathroom, 946 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Click brochure link for more details. Attention, Builders, developers, and first time home buyers,

This home is in an excellent location right across the street from homes on the Bow River, on a very quiet street near playgrounds, the Bow River pathway, schools and Bowness Park. This cozy bungalow seated on a 50 Ft X 120 Ft rectangular flat lot with oversized double detached garage. This cozy 2 bedrooms house is freshly renovated, with brand new luxury vinyl water proof floor; newly painted ceilings, all the doors, window cases, all the walls; brand new blinds; dish washer; the kitchen cabinet was installed in 2014. The asphalt shingle roof was replace in 2014.

Built in 1934

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219744    |
| Price          | \$609,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 946         |
| Acres          | 0.14        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8311 48 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B2A9            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | See Remarks       |
| Appliances        | Dishwasher        |
| Heating           | Forced Air        |
| Cooling           | None              |
| Has Basement      | Yes               |
| Basement          | Crawl Space, None |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped, See Remarks  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 7             |
| Zoning         | R-CG          |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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