

\$715,000 - 8540 46 Avenue Nw, Calgary

MLS® #A2216972

\$715,000

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

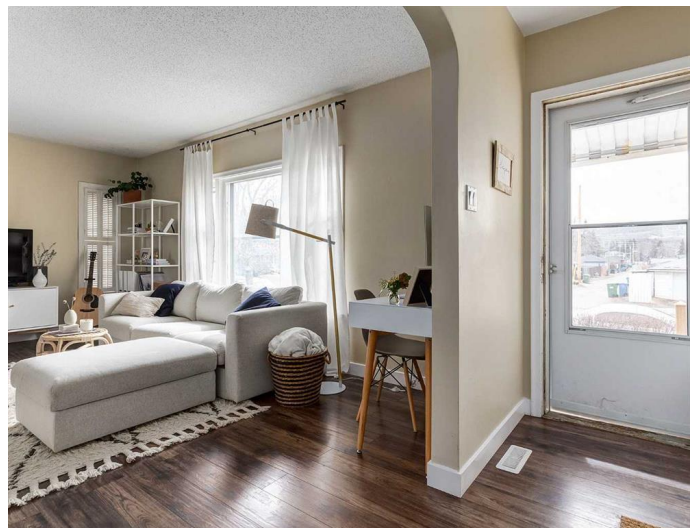
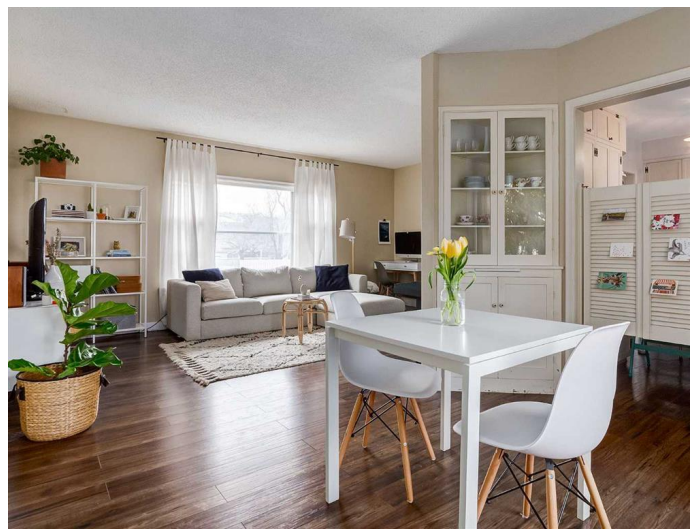
Built in 1960

Essential Information

MLS® #	A2216972
Price	\$715,000
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	13
Zoning	MU-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.