

\$700,000 - 8312 46 Avenue Nw, Calgary

MLS® #A2205037

\$700,000

3 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Beautifully maintained home in the heart of Bowness! Calling All Builders and Visionaries! Here's your chance to own an exceptional inner-city property on a sprawling R-CG lot. Perfectly positioned just steps from the Bow River, Bowmont Park, and endless scenic biking & walking paths. Whether you're dreaming of redevelopment or seeking a starter home with character, this 3 bedroom home delivers. Sitting on a generous lot, this home boasts an oversized detached garage, beamed ceilings, original wood accents, updated flooring, and a neutral color scheme that invites your personal touch. The location is unmatched—nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Children's Hospitals, and all grocery stores and shops, both big and small. With easy access to downtown and the mountains, it offers the best of both worlds. This property is brimming with potential—live in it as is, renovate, or develop your dream project. Don't let this rare opportunity pass you by!

Built in 1956

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2205037 |
| Price | \$700,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Square Footage | 932 |
| Acres | 0.14 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8312 46 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1Y5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Natural Woodwork, See Remarks, Separate Entrance |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Lighting, Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding, Other |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R-CG

Listing Details

Listing Office eXp Realty

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