

# \$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

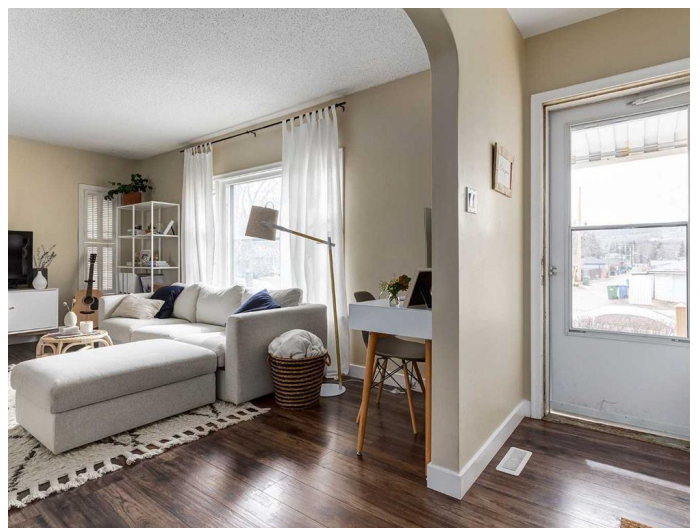
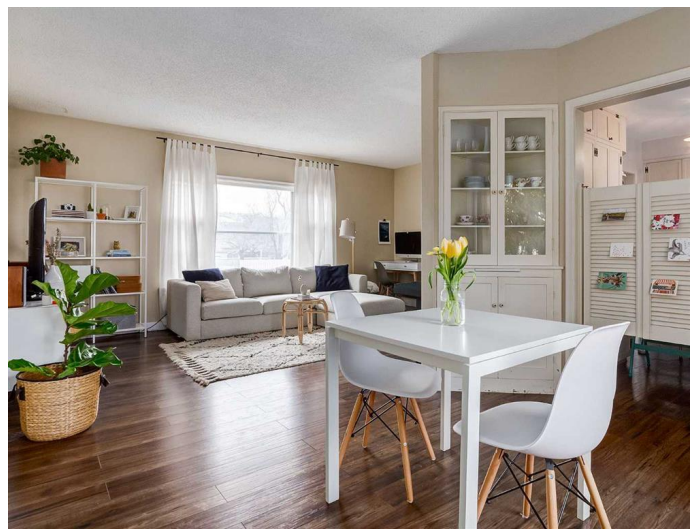
Built in 1960

## 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	Forced Air, Boiler
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	16
Zoning	MU-2

### Listing Details

Listing Office	Copper K Realty
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