

# \$699,000 - 8540 46 Avenue Nw, Calgary

MLS® #A2216972

**\$699,000**

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

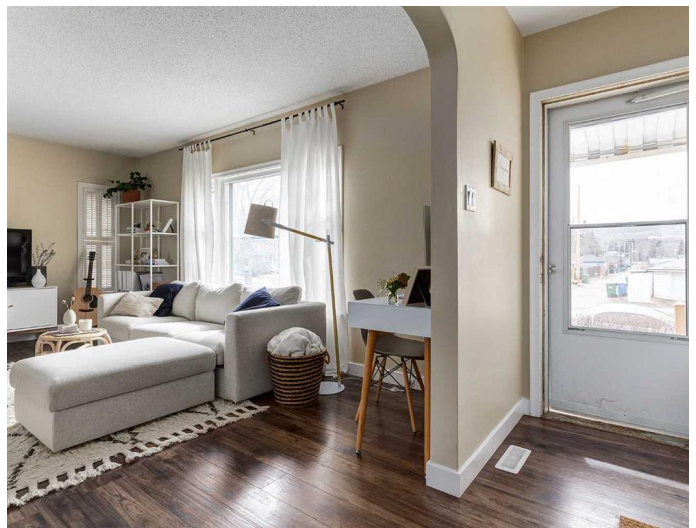
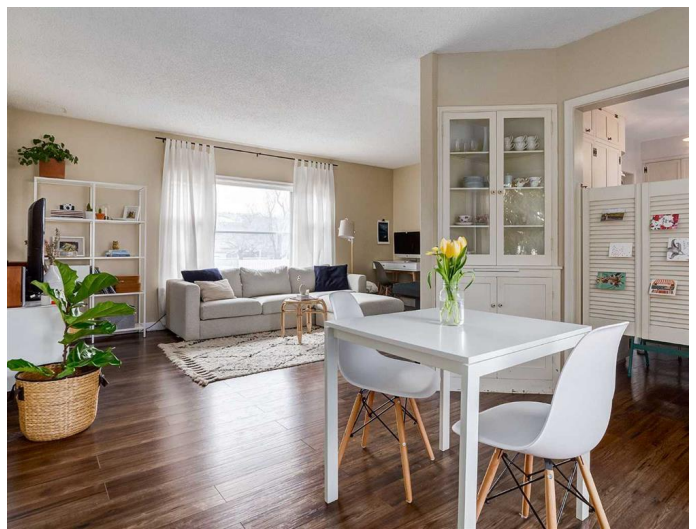
Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216972    |
| Price          | \$699,000   |
| 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 | 46            |
| 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.