

# \$605,000 - 7711 47 Avenue Nw, Calgary

MLS® #A2245495

## \$605,000

4 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Excellent 50x120 lot for building/future redevelopment in an excellent community. Bowness Park is a close drive. Good income generating home to live on main level and rent the lower suite. Was rented for \$1800 for main floor plus \$1,000 for the lower suite. Hardwood floors on the main level. Newer furnace. Double detached garage is heated. Basement suite tenant is moving out end of September.

Built in 1956

### Essential Information

MLS® #	A2245495
Price	\$605,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7711 47 Avenue Nw
Subdivision	Bowness



City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b1y9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Wood Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Calgary West Realty
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