

8108 46 Avenue NW  
Calgary, Alberta

MLS # A2230647



**\$720,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Prime Development Opportunity in Bowness! Attention all builders and savvy investors &mdash; this is your chance to secure a premium R-CG zoned lot in the heart of Bowness, one of Calgary's most dynamic and growing communities. This level lot is ideal for development and already has drawings submitted to the City for a 4-unit (4x4) development &mdash; two duplexes with the potential for 4 separate titles including legal basement suites. The current home could easily be lived in or rented, and has 4 bedrooms and 2.5 baths. Open layout, beamed ceilings, quartz counters in the kitchen. The potential here is truly endless! Oversized, double detached garage too! Walk to schools, the river and minutes to Bowness Park! With no power poles on the property, site prep is clean and straightforward. The lot offers incredible value, whether you're planning to build immediately or hold for future growth. It's also an excellent holding property with great potential for rental revenue and appreciation, and you can take advantage of CMHC-insured financing options to support your investment. Development permit approval could be ready in as little as 45&ndash;60 days, helping you get to work quickly. Property is being sold as-is, where-is. Don't miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information!