

8312 47 Avenue NW  
Calgary, Alberta

MLS # A2303139



## \$985,000

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn		

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

**Inclusions:** n/a

Melding timeless traditional Brownstone style with contemporary living, the approved DP Plans feature four two-storey homes, each with lower-level units with separate entrances; back lane access to a four-car parking pad; and a detached storage garage to accommodate eight bicycles. The Seller will include: the required DSSP and the City of Calgary Development Levy. The Buyer to complete the Ready for Construction drawings and the associated engineering. An existing 1292 sqft bungalow, including basement development, on the property may have potential value as a holding property, but the Seller provides no warranty for any of the existing structures or components of the existing home and land. Buyer is required to do its own due diligence. The Pivot Development team is proud to offer this exceptional opportunity to all those looking to invest or live in the amenity-rich community of Bowness. See supplements for brochure floorplans of the DP approved drawings.