

8539 48 Avenue NW
Calgary, Alberta

MLS # A2327565



\$2,999,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	1929 (97 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.41 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Exceptional redevelopment opportunity in the heart of Bowness. Prime multi-family development site. Large corner parcel with strong redevelopment potential for a 5-storey apartment building. Located steps from Bowness Park, the Bow River pathway system, transit, shopping, and major commuter routes. A rare opportunity in a high-demand infill location.