

\$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 illegal suite. Potential income of \$2500 per month. Hardwood floors on the main level. Newer furnace. Double detached garage is heated. Basement 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, Landscaped, Lawn, Private, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Calgary West 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.