

8319 44 Avenue NW
Calgary, Alberta

MLS # A2216792

\$599,000



Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	909 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Primary Downstairs, Storage		

Inclusions: N/A

Investor Alert! Prime Development Opportunity. This exceptional property presents a rare opportunity to secure a high-yield asset in one of Calgary's most desirable and rapidly growing communities. With a Development Permit underway for a 4-plex, each unit thoughtfully designed with its own legal basement suite, this property is ideal for the savvy investor looking for a project to build equity, generate strong rental income, diversify their real estate portfolio or to build and sell. Situated just minutes from local schools, the new Calgary Farmers' Market, and premier recreational destinations including Canada Olympic Park and Bowness Park, this location offers lifestyle appeal for tenants and future homeowners alike. Whether it's skating in the winter, paddling on the pond in the summer, exploring nearby trails year-round or enjoying a meal at the farmers market, this neighborhood combines urban convenience with outdoor charm. The existing lot is primed for transformation and surrounded by a mix of newly developed infill properties and established homes, reflecting the area's ongoing revitalization and long-term value growth. Whether you choose to build or to buy this property, you're securing a foothold in one of Calgary's most promising neighborhoods—with strong upside potential, rental income opportunities, and lasting community value. Don't miss your chance to capitalize on this unique opportunity. Reach out for more information on Development permit.