

7711 47 Avenue NW
Calgary, Alberta

MLS # A2245495



\$605,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Wood Windows		

Inclusions: none

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.