

# \$599,000 - 8319 44 Avenue Nw, Calgary

MLS® #A2216792

**\$599,000**

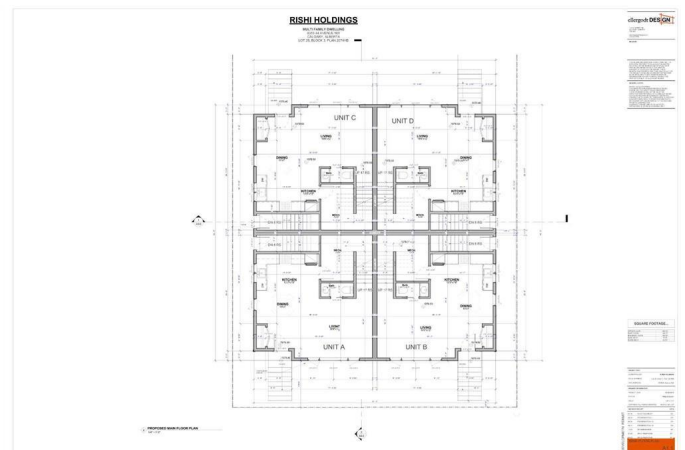
5 Bedroom, 3.00 Bathroom, 909 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

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.

Built in 1957

**Essential Information**

MLS® #	A2216792
Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	909
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8319 44 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y1

**Amenities**

Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Garage Faces Rear, Workshop in Garage
# of Garages	2

**Interior**

Interior Features	Laminate Counters, Open Floorplan, Storage, Master Downstairs
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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