

# \$675,000 - 8540 46 Avenue Nw, Calgary

MLS® #A2240820

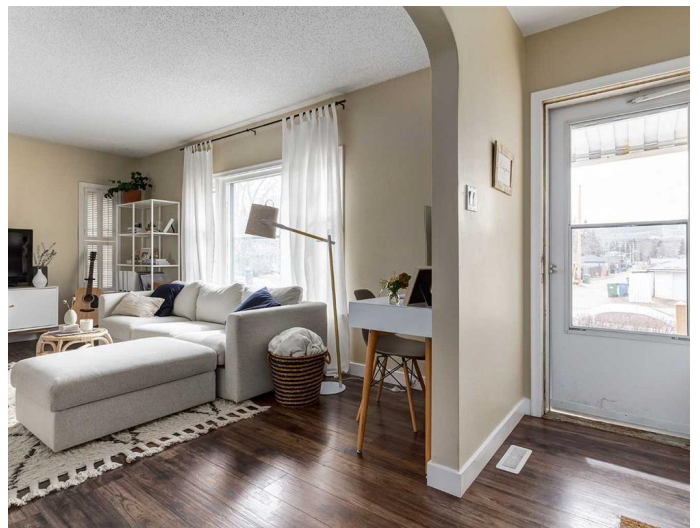
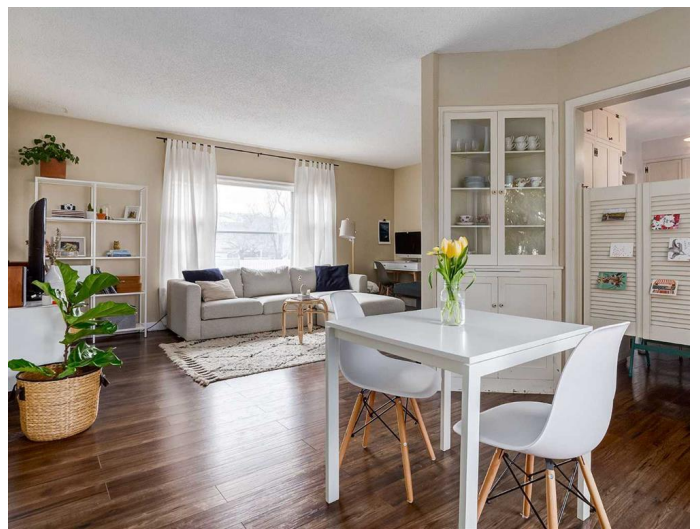
**\$675,000**

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Superior raised up/down bungalow in the heart of Bowness. This home was relocated from Mount Royal in 1996 and placed on a new basement foundation with in-floor radiant heat. (high efficiency IBC boiler installed in 2023.) The main floor retains a classic craftsman charm while offering modern updates: new flooring, upgraded lighting, renovated bath, stainless steel appliances - and it's own private entrances, laundry and direct backyard access: an ideal owner's residence or premium rental. Basement was completely renovated in 2023 and features a custom kitchen with quartz countertops, stone backsplash, stainless steel appliances, and a built-in workstation. Additional updates include new flooring, trim, doors, and lighting. The suite (illegal) has in-floor heating, separate laundry, and its own private entrance and meters. All on a 50x120 flat lot with a mature treed and fenced backyard with ample off-street parking. Located just 3 blocks from Bowness Park, and minutes from Market Mall, U of C, Foothills and Children's Hospitals, COP, as well as Hwy 1 and Stoney Trail. Perfect for live up / rent down or investors seeking a turn-key income property in a sought after location. 8540 46 Ave NW.



Built in 1960

## Essential Information

MLS® #

A2240820

|                |             |
|----------------|-------------|
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 957         |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8540 46 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Y6           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Boiler, Forced Air                                      |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Suite                                             |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Fire Pit                              |
| Lot Description   | Landscaped, Rectangular Lot, Flag Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 33              |
| Zoning         | MU-2 f3.0h16    |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Copper K Realty |
|----------------|-----------------|

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