

\$720,000 - 8108 46 Avenue Nw, Calgary

MLS® #A2230647

\$720,000

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Prime Development Opportunity in Bowness!

Attention all builders and savvy investors – this is your chance to secure a premium R-CG zoned lot in the heart of Bowness, one of Calgary’s most dynamic and growing communities. This level lot is ideal for development and already has drawings submitted to the City for a 4-unit (4x4) development – two duplexes with the potential for 4 separate titles including legal basement suites. The current home could easily be lived in or rented, and has 4 bedrooms and 2.5 baths. Open layout, beamed ceilings, quartz counters in the kitchen. The potential here is truly endless! Oversized, double detached garage too! Walk to schools, the river and minutes to Bowness Park!

With no power poles on the property, site prep is clean and straightforward. The lot offers incredible value, whether you’re planning to build immediately or hold for future growth. It’s also an excellent holding property with great potential for rental revenue and appreciation, and you can take advantage of CMHC-insured financing options to support your investment.

Development permits have been submitted to the city, and are subject to city approval.

Property is being sold as-is, where-is.



Donâ€™t miss this exceptional opportunity in a thriving inner-city neighborhood. Reach out today for more information!

Built in 1958

Essential Information

MLS® #	A2230647
Price	\$720,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	8108 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.