

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

MLS® #A2240820

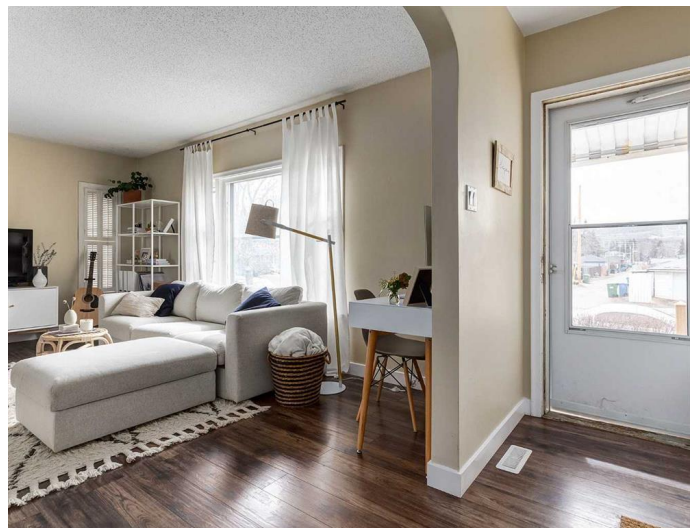
\$675,000

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Superior raised legal 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 suite 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 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	1
Zoning	MU-2 f3.0h16

Listing Details

Listing Office	Copper K Realty
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