

# \$605,000 - 7711 47 Avenue Nw, Calgary

MLS® #A2245495

**\$605,000**

4 Bedroom, 2.00 Bathroom, 941 sqft  
Single Family on 0.14 Acres

Bowness, Calgary, Alberta

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. (id:6289)

Built in 1956

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2245495      |
| Price          | \$605,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 941           |
| Acres          | 0.14          |
| Year Built     | 1956          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7711 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | t3b1y9            |



## Amenities

|                |   |
|----------------|---|
| Features       | Treed, Back lane, Wood windows, No Animal Home, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | Detached Garage   |
| # of Garages   | 2   |

## Interior

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Range - Electric, Dishwasher, Window Coverings, Washer & Dryer |
| Heating      | Forced air   |
| Cooling      | None   |
| # of Stories | 1  |
| Basement     | Suite  |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fruit trees, Landscaped, Lawn |
| Construction      | Wood frame                    |
| Foundation        | Poured Concrete               |

## Listing Details

Listing Office      Calgary West Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 7:01am PDT