

# \$620,000 - 8127 43 Avenue Nw, Calgary

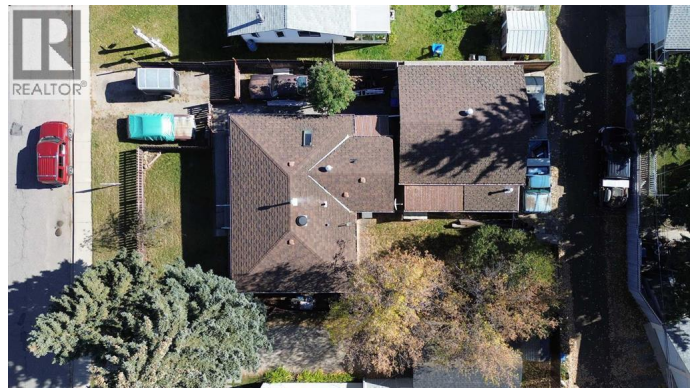
MLS® #A2259528

**\$620,000**

3 Bedroom, 2.00 Bathroom, 1,023 sqft  
Single Family on 0.14 Acres

Bowness, Calgary, Alberta

HOME SWEET HOME! CALLING ALL DEVELOPERS, INVESTORS AND HOME BUYERS, this is the rare investment property you have been searching for in the heart of trendy and historic Bowness on a PRIME 60' x 100' LOT! This charming, PARTIALLY UPDATED BUNGALOW is loaded with character and is situated on a quiet, family friendly street. THIS HOME IS LOOKING FOR SOMEONE TO FINISH THE ALREADY COMPLETED RENOVATIONS! Heading inside you will instantly notice the original hardwood flooring and sun-drenched living room which is highlighted with a large bay window. The gorgeous upgraded kitchen has a peninsula island with a convenient raised breakfast bar, ample cabinet and counter space and newer stainless steel appliances. on the main level there is also a spacious foyer, dining area, 4 piece bathroom, large primary bedroom with lots of closet space and another great-sized bedroom. The partially finished basement has lots of potential for your special touch and future development. Currently the basement features a HUGE 3rd bedroom, bathroom rough-in (TUB AND TOILET ALREADY THERE), laundry area, storage space and room for a spacious recreation room. Outside, there is charming curb appeal with the front yard garden and the fully fenced backyard with a fire pit, garden, patio and workshop area. Completing this home is an oversized double detached garage with adjacent enclosed shed and an outdoor



porch. There is also an additional shed and a parking pad in the front that can accommodate 2 additional vehicles. Excellent location close to all major amenities including schools, public transportation, Bow river and bike paths, parks (Bowness & Shouldice Park), shopping, Canadian Olympic Park and it provides you easy access to Downtown, University of Calgary and a quick escape to the mountains. This is a great opportunity for developers, home buyers and investors alike. Donâ€™t miss out on this RARE OPPORTUNITY, book your private tour today! GARAGE AVAILABLE TO VIEW UPON REQUEST. (id:6289)

Built in 1957

**Essential Information**

Listing #	A2259528
Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,023
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	8127 43 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1X8

**Amenities**

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Other, Back lane, Closet Organizers, Level

Parking Spaces	4
Parking	Detached Garage, Oversize, See Remarks
# of Garages	2
View	View

### Interior

Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Wood siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Block, Poured Concrete

### Listing Details

Listing Office Century 21 Bamber Realty LTD.



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