8312 47 Avenue NW

Calgary | Active | MLS® A2303139

$935,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1955**	**1,292.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

DEVELOPMENT PERMIT APPROVED | SAVE 12+ MONTHS OF CITY DELAYS.
Turnkey "4+4" multi-family project in the high-demand, growth-centric community of Bowness. This premium 50’ x 120’ R-CG lot is fully primed for building permit and construction, offering an exceptional opportunity for builders and investors to bypass the bureaucratic bottleneck. The heavy lifting is 100% complete: Approved Development Permit (DP), engineered Development Site Servicing Plan (DSSP). The architectural plans showcase a highly rentable or highly salable modern project featuring 4 multi-storey townhomes layered over 4 legal lower suites each with a private entrance (8 doors total). Bowness continues to see aggressive revitalization, driven by its proximity to the Bow River, University of Calgary, the Alberta Children’s Hospital and Bowness Park. The property’s value is entirely in the land, DSSP engineering, architectural plans and active municipal approvals. Do not miss this rare opportunity to pipeline your crew for the construction season with a de-risked, building permit-ready project. Contact your agent today for the complete pro-forma and architectural package. Property sold strictly in as-is, where-is condition.
Selling agent has a financial interest in the property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2303139
Bedrooms	2
Bathrooms	2
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,292.16 sq. ft.
Main Level Finished Area:	670.41 sq. ft.

Below Grade Finished Area:	671.75 sq. ft.
Acreage:	No
Lot Area:	5,991 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Levels:	One
End Unit:	No Common Walls
Total Rooms Above Grade:	3
Year built:	1955 (Age: 71)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	2660AP
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, See Remarks, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Electric Range, Refrigerator
Inclusions:	n/a
Restrictions:	See Remarks
Main Floor	Kitchen With Eating Area · 17'4" × 10'7" ·
Main Floor	Living Room · 15'2" × 11'7" ·
Main Floor	Bedroom - Primary · 10' × 9'10" ·
Basement	Family Room · 16'2" × 10'9" ·
Basement	Bedroom · 10'9" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level

Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Apr 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8312-47-avenue-nw-calgary-a2303139/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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