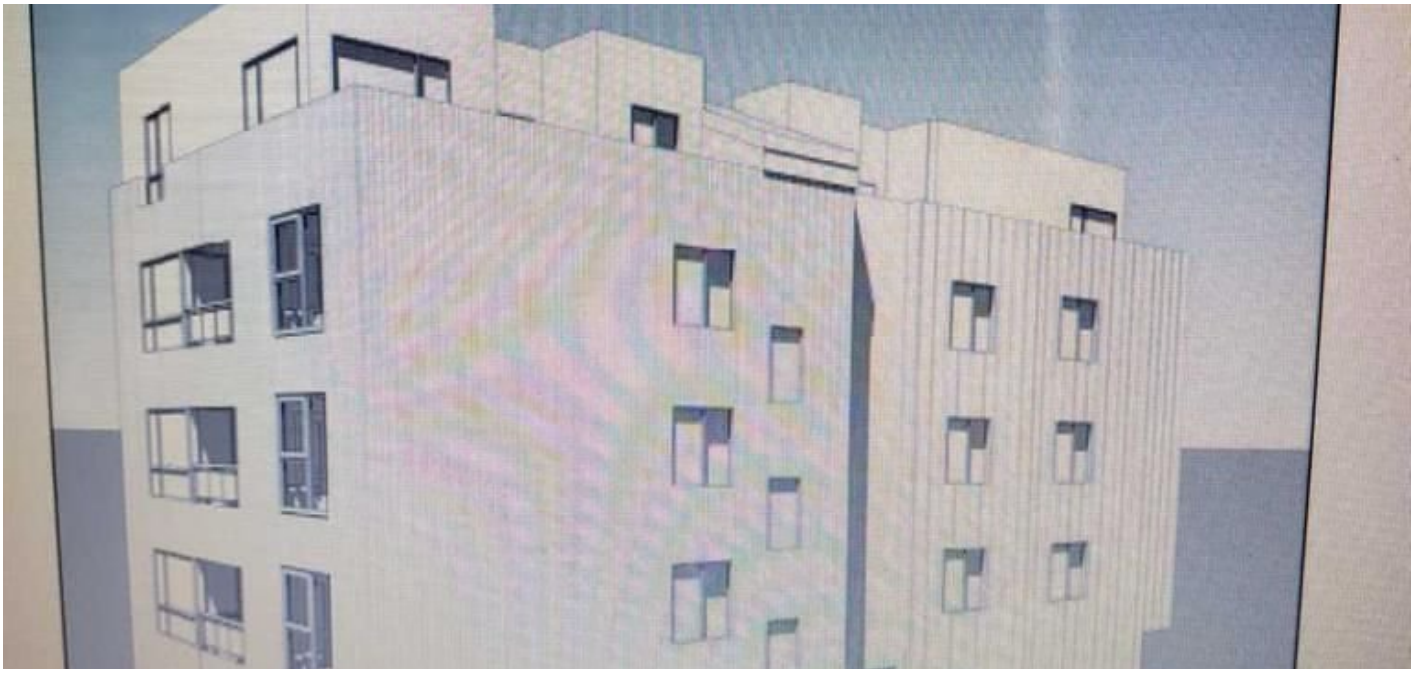
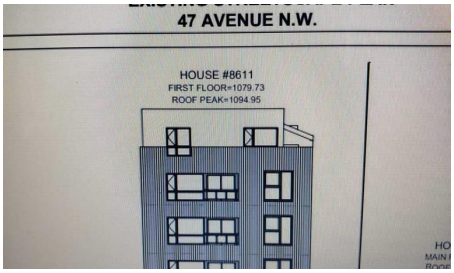
8611 47 Avenue NW

Calgary | Active | MLS® A2355385

$919,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1954**	**882 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

DP APPROVED MIX USE UPTO 10 UNITS APARTMENT NEXT TO COMMERCIAL . 50X120 FLAT LOT . MU-2 f3.0h16 ZONED . 882 SF BUNGALOW "AS IS WHERE IS" . NO FOUNDATION EXCEPT FURNACE AREA. AS PER INFO. THIS IS A SOLID BUILT 1954. MAKE YOUR OFFER!! HOUSE TO BE MOVED AT BUYERS EXPENSE OR MAY BE RENTED BACK WITH TLC. . OFFERS WELCOME. GREAT INVESTMENT WITH LAND+OLDER BUNGALOW. HOLD/BUILD!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355385
Bedrooms	3
Bathrooms	1
Year Built	1954
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:	882 sq. ft.
Main Level Finished Area:	882 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	North

Unit Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1954 (Age: 72)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4960AP
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, Other
Foundation:	None, Other
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt, Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -

Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	None
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 12'2" × 11'4" ·
Main Floor	Kitchen · 17' × 9' ·
Main Floor	Bedroom - Primary · 10'6" × 9'3" ·
Main Floor	Bedroom · 11'11" × 7'4" ·
Main Floor	Bedroom · 10' × 9' ·
Main Floor	Laundry · 31'6" × 18'8" ·
Main Floor	Entrance · 37'1" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	None, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8611-47-avenue-nw-calgary-a2355385/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.