8808 48 Avenue

Calgary | Active | MLS® A2323863

$1,799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1918**	**1,733.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Opportunities like this are exceedingly rare. Sprawling across a massive 100x196 foot lot, this exceptional 0.42-acre property features 100 feet of direct water frontage on the highly coveted Bowness lagoon. The lot itself is spectacular, beautifully framed by mature trees that offer an incredible sense of natural privacy right in the city. The original bungalow is nestled into a setting that holds unmatched future potential, and the property includes two storage sheds and a private dock. You can choose to work with the existing home or use this premier parcel of land to build a brand-new custom estate. Plus, for anyone looking for even more space, you have the rare opportunity to also purchase the property directly next door.

The four-seasons lifestyle offered by this unique location is unmatched. Imagine stepping out onto your private dock to launch a kayak or paddle-board in the summer, or lacing up your skates to enjoy the lagoon in the winter, all while watching abundant local wildlife right outside your door. Despite its serene, nature-filled setting, you are steps from running and biking trails, the scenic Bow River pathways, and the cross-country skiing tracks at Bowness Park. You are also just a short drive from the Calgary Farmers' Market West and excellent local dining. Whether you are looking to renovate, hold, or build new, this lagoon-front property holds a monumental opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323863
Bedrooms	2
Bathrooms	2
Year Built	1918
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:	1,733.32 sq. ft.
Main Level Finished Area:	1,733.32 sq. ft.
Acreage:	No
Lot Area:	18,503 sq. ft.
Lot Frontage:	100'1"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1918 (Age: 108)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5565AH
Heating:	Forced Air, Natural Gas
Basement:	Crawl Space
Foundation:	Other, Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Driveway, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
Community:	Bowness
Appliances:	None, See Remarks
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 13' × 10'5" ·
Main Floor	Kitchen · 17'7" × 17'4" ·
Main Floor	Living Room · 26'4" × 17'9" ·
Main Floor	Bedroom - Primary · 20'7" × 12'5" ·
Main Floor	Storage · 15'6" × 6'3" ·
Main Floor	Storage · 10'5" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Dock, Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard
Waterfront Features:	Lagoon, River Access
Num. of Parcels:	0

Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8808-48-avenue-calgary-a2323863/

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