

# \$675,000 - 8540 46 Avenue Nw, Calgary

MLS® #A2240820

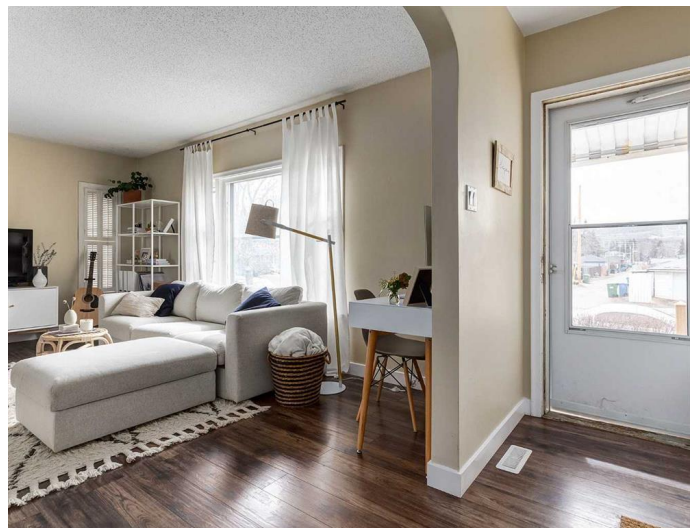
**\$675,000**

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Superior raised up/down bungalow in the heart of Bowness. This home was relocated from Mount Royal in 1996 and placed on a new basement foundation with in-floor radiant heat. (high efficiency IBC boiler installed in 2023.) The main floor retains a classic craftsman charm while offering modern updates: new flooring, upgraded lighting, renovated bath, stainless steel appliances - and it's own private entrances, laundry and direct backyard access: an ideal owner's residence or premium rental. Basement was completely renovated in 2023 and features a custom kitchen with quartz countertops, stone backsplash, stainless steel appliances, and a built-in workstation. Additional updates include new flooring, trim, doors, and lighting. The suite (illegal) has in-floor heating, separate laundry, and its own private entrance and meters. All on a 50x120 flat lot with a mature treed and fenced backyard with ample off-street parking. Located just 3 blocks from Bowness Park, and minutes from Market Mall, U of C, Foothills and Children's Hospitals, COP, as well as Hwy 1 and Stoney Trail. Perfect for live up / rent down or investors seeking a turn-key income property in a sought after location. 8540 46 Ave NW.



Built in 1960

## Essential Information

MLS® #

A2240820

Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8540 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y6

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Rectangular Lot, Flag Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	14
Zoning	MU-2 f3.0h16

**Listing Details**

Listing Office	Copper K Realty
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