

# \$599,000 - 8319 44 Avenue Nw, Calgary

MLS® #A2216792

**\$599,000**

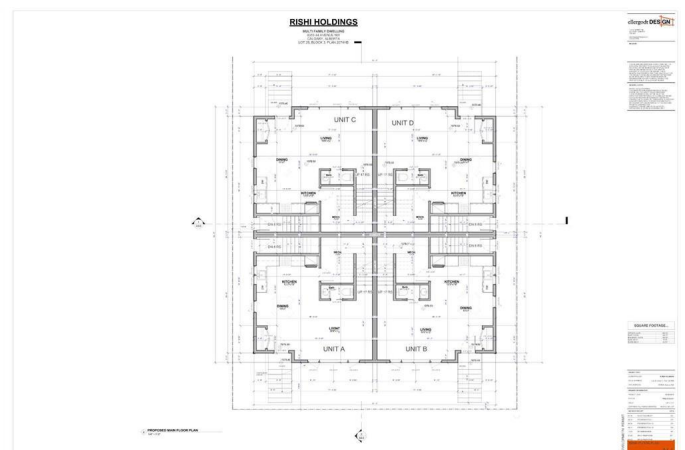
5 Bedroom, 3.00 Bathroom, 909 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Investor Alert! Prime Development Opportunity. This exceptional property presents a rare opportunity to secure a high-yield asset in one of Calgary's most desirable and rapidly growing communities. With a Development Permit underway for a 4-plex, each unit thoughtfully designed with its own legal basement suite, this property is ideal for the savvy investor looking for a project to build equity, generate strong rental income, diversify their real estate portfolio or to build and sell.

Situated just minutes from local schools, the new Calgary Farmers' Market, and premier recreational destinations including Canada Olympic Park and Bowness Park, this location offers lifestyle appeal for tenants and future homeowners alike. Whether it's skating in the winter, paddling on the pond in the summer, exploring nearby trails year-round or enjoying a meal at the farmers market, this neighborhood combines urban convenience with outdoor charm.

The existing lot is primed for transformation and surrounded by a mix of newly developed infill properties and established homes, reflecting the area's ongoing revitalization and long-term value growth. Whether you choose to build or to buy this property, you're securing a foothold in one of Calgary's most promising neighborhoods with strong upside potential, rental income opportunities,



and lasting community value.

Donâ€™t miss your chance to capitalize on this unique opportunity. Reach out for more information on Development permit.

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216792    |
| Price          | \$599,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 909         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8319 44 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Y1           |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Rear, Workshop in Garage |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Open Floorplan, Storage, Master Downstairs                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | R-CG          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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