

# \$575,000 - 4647 79 Street Nw, Calgary

MLS® #A2263823

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.14 Acres

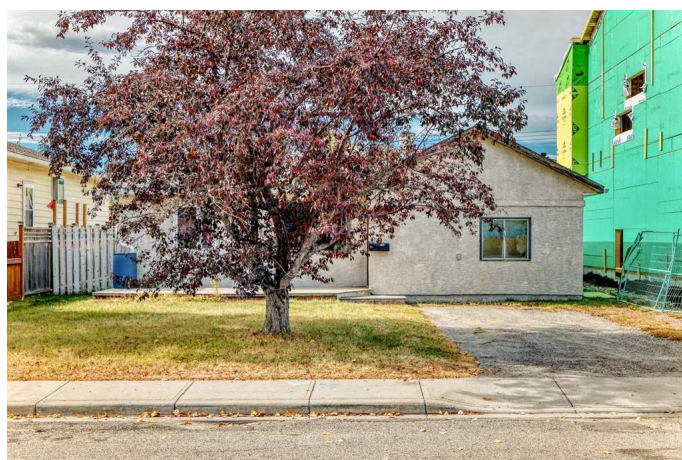
Bowness, Calgary, Alberta

INVESTORS, HERE'S YOUR CHANCE TO CASH IN! Situated on a massive 50' x 123' lot, this cozy home is Bowness gives you the golden opportunity to cash in. Whether you're a first time home buyer, someone looking to make some rental income or a developer, this property is calling. With just over 1100 sq ft. this home features 3 bedrooms and 2 bathroom. A large kitchen with no lack of storage, spacious living area and a HUGE lot, right across the street from a field!. Seller has City of Calgary approved development plans for a duplex, as well as the engineering report. Close to shopping, schools, highways, and Canada Olympic Park, this is the perfect location to call home or to invest in. Don't wait, call your favorite REALTOR® today!

Built in 1958

## Essential Information

MLS® #	A2263823
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	4647 79 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2P1

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### Additional Information

Date Listed	October 13th, 2025
Days on Market	2
Zoning	R_CG

### Listing Details

Listing Office	First Place Realty
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