



\$ 244,900.00

## 6 8544 48 AVENUE NW CALGARY

<https://paulbrinton.com>

Truly Incredible Location! Move-In Ready.  
Meticulously Renovated & Updated. Warm & Cozy.  
Sun-Drenched. Modern & Trendy (but still full of  
character). A dream location for Pet Owners &  
Nature Lovers: peaceful quiet walks by the Bow  
River, through Bowness Park & the Bowness  
Pathways are waiting just steps outside your...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1139143

**Type:** Row/Townhouse

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-04 15:30:12

**Bathrooms:** 2

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 1971

**Parking:** Assigned, Guest, Parking Lot, Paved  
, See Remarks, Stall

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:**

Other,Parking,Visitor Parking

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** TV Mount

**Lot Features:** Backs on to Park/Green  
Space,See Remarks

**Heating Type:** Forced Air

**Flooring:** Carpet,Hardwood

**Community Features:**

Clubhouse,Fishing,Park,Schools  
Nearby,Playground,Pool,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** No Smoking Home,Open  
Floorplan,See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** In Unit, See Remarks

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 3

**Unit Number:** 6

**Suite:** No

**Appliances:** Dishwasher,Electric  
Stove,Microwave Hood  
Fan,Oven,Refrigerator,Washer/Dryer  
Stacked,Window Coverings

**Subdivision Name:** Bowness

**Restrictions:** Pets Allowed

**Levels:** Bi-Level

**Zoning:** M-C1

**List Price Square Foot:** \$ 572.72

**Photo Count:** 18

**Unit Exposure:** SW

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 436.34

**Structure Type:** Four Plex

