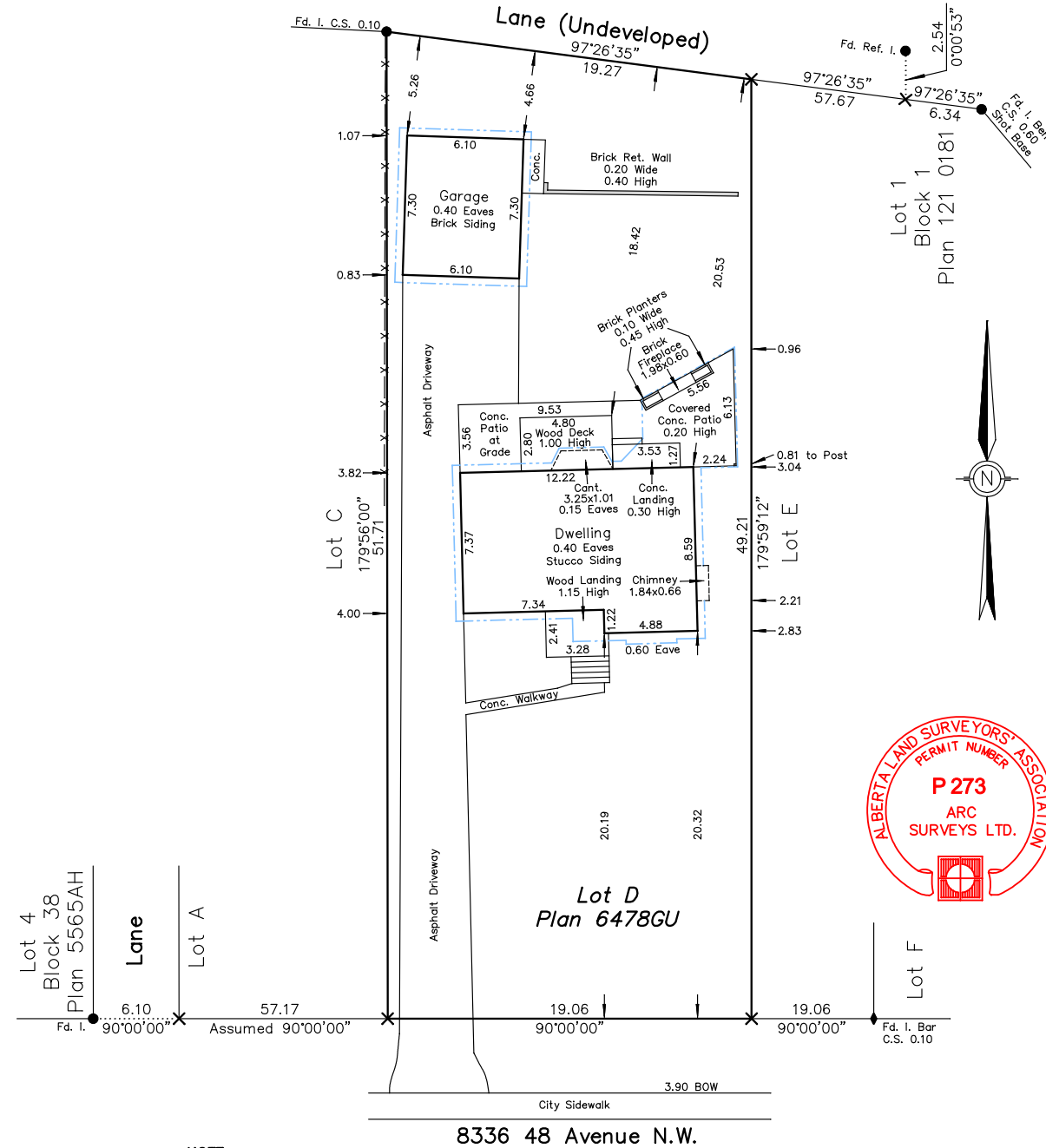


ABBREVIATIONS

A/A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Blag—Building
BOC—Back of Curb
BW—Back of Walk
Calc—Calculation
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
EA—Edge of Asphalt
FD—Found
F—Iron Post
I.B.—Iron Bar
M.A.—Maintenance Access
M.D.—Mark
O.D.—Overland Drainage
P/L—Property Line
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W/W—Window Well



NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.



Welcome Home To

8336 48 AVE NW

Chris Zaharko
Associate



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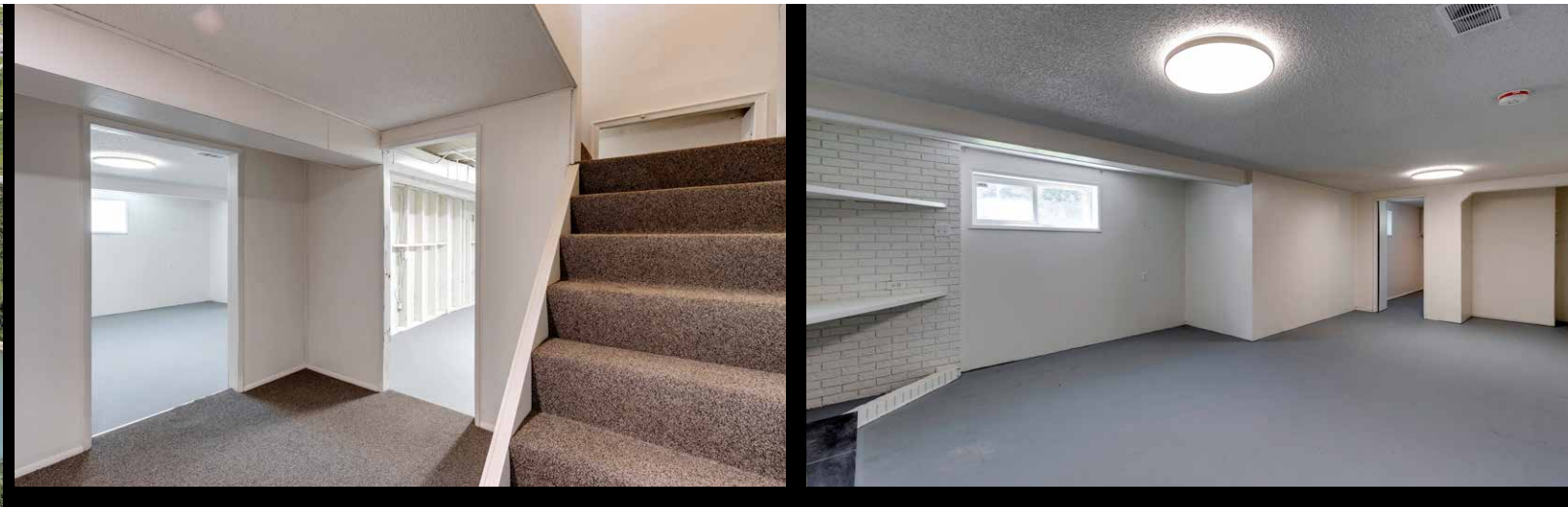
Chris Zaharko
Associate



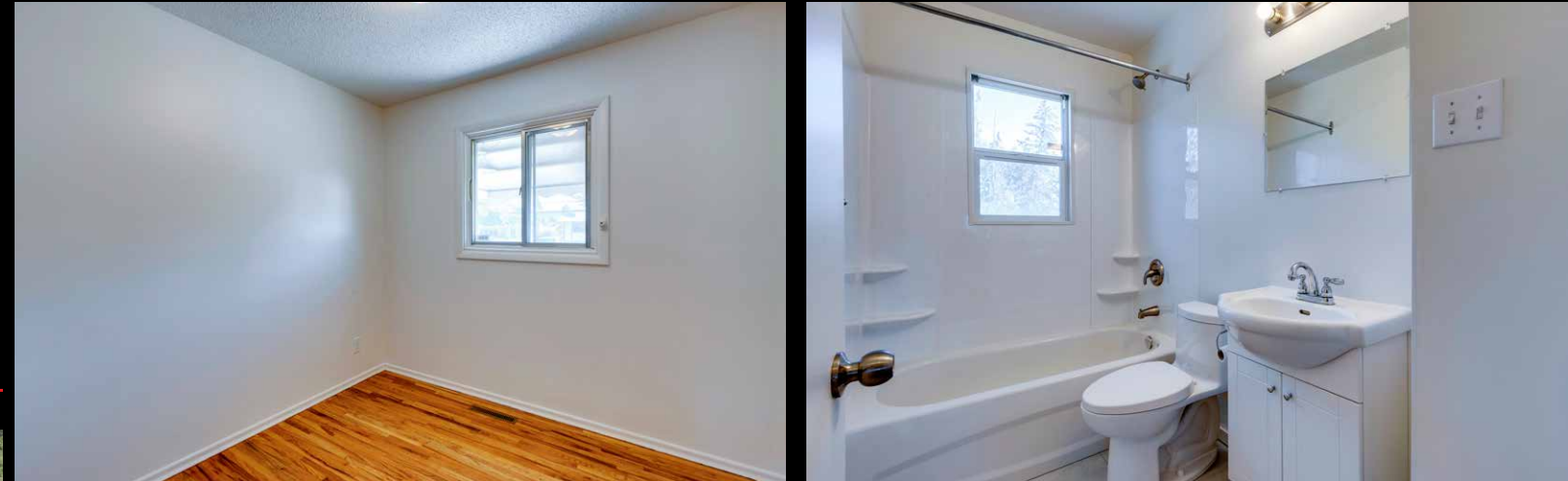
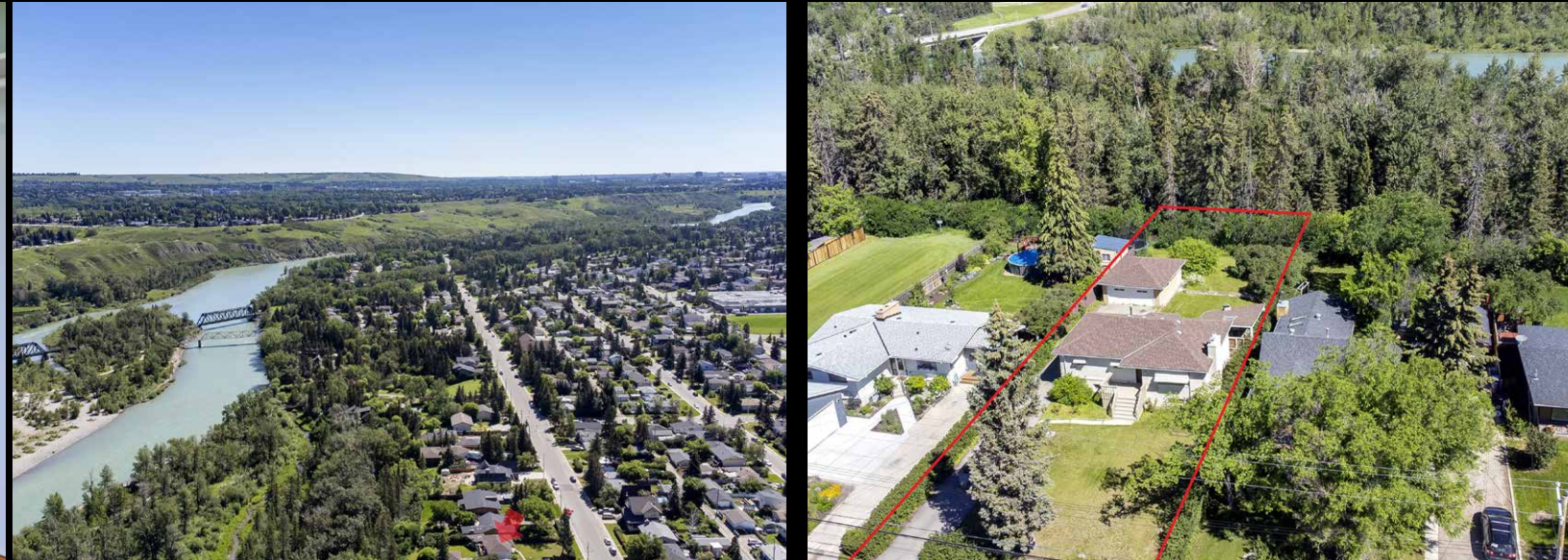
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Fantastic Opportunity in Bowness! This 4 bedroom, 1 bath bungalow sits on a huge 63'x169' lot backing onto wooded area, Bow River Pathway and the Bow River. The home has had a complete facelift in the last month. Move-in ready with a brand-new kitchen with new stainless-steel appliances, new bathroom with all new fixtures, refinished original hardwood floors, new flooring throughout, and freshly painted in and out. This bright white palette makes this home nice and bright, ready for your personal touches. This is the perfect opportunity to purchase an awesome lot and plan your dream home while having a great place to live or use as a revenue property. Huge yards in the front and back offer tons of outdoor living space. There is a covered patio offering an outdoor fireplace and the back balcony off the kitchen is brand-new, finished with frosted privacy panels. Double detached garage and side driveway provide plenty of parking. Walk to the Bowness Skating Trail in the winter and the Boathouse in the Summer. Close to all amenities and transit. Walk to Bowness High and the Sportsplex. Quick access to 85 St, Nosehill Drive and the Trans Canada.



Chris Zaharko

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MLS:	A1239169
Year Built:	1960
Subdivision:	Bowness
Type:	House
Class:	Detached
Taxes:	\$3,038.00/2022
Size:	1,054.00 SqFt

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