

\$949,000 - 8528 47 Avenue Nw, Calgary

MLS® #A2244545

\$949,000

5 Bedroom, 4.00 Bathroom, 1,901 sqft
Single Family on 0.07 Acres

Bowness, Calgary, Alberta

Brand-New Luxury Infill in Bowness | Legal 2-Bedroom Suite | South Backyard Luxury + Income Potential + Lifestyle All in One Home. Move right in to this stunning, never-lived-in luxury infill featuring a bright open floor plan, designer finishes, and a legal 2-bedroom basement suite for rental income or multigenerational living. Enjoy a chef-inspired kitchen with quartz countertops, warm wood accents, premium stainless steel appliances, and a show-stopping waterfall island. The living room boasts a modern fireplace with custom built-ins and opens to a sunny south-facing backyard perfect for entertaining. Upstairs, a spa-like primary suite with walk-in closet, dual sinks, freestanding tub, and glass custom shower, plus two additional bedrooms and full bath. The bright basement suite offers its own kitchen, laundry, private entrance, and full bath ideal for guests or tenants. Prime location near Bow River pathways, Bowmont Park, Market Mall, Winsport, schools, and quick highway access to the mountains.

****Interior photos represent a home by the same builder, though finishes may vary.****
(id:6289)



Built in 2025

Essential Information

Listing #	A2244545
Price	\$949,000

Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,901
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8528 47 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	t3b1z9

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Garage door opener
Heating	Central heating, Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Suite

Exterior

Exterior	Brick, Concrete, Wood siding
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office

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