

# \$1,190,000 - 8130 48 Avenue Nw, Calgary

MLS® #A2252629

**\$1,190,000**

4 Bedroom, 3.00 Bathroom, 1,413 sqft

Single Family on 0.16 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY AND SUNDAY  
SEPTEMBER 27&28 2-4PM!\*\*\*\*56 x 125 ft  
LOT!\*Never before seen on the market, this  
walk out bungalow is steps from the Bow  
River, Bowness High School, walking paths,  
parks and more. Sitting on the massive, two  
tiered back patio of this property you will feel  
like you are living in your own private forest.  
The serenity and beauty of the outdoors is  
matched by traditional, classic, high end  
finishes within. The three bedroom main level  
will blow you away with its coffered ceilings,  
kitchen styled for a queen/king, crown  
moulding, granite counters throughout, private  
primary ensuite, convenient built ins and a  
double sided gas fireplace that welcomes you  
to relax, wine and dine in this cozy but  
luxurious space. Downstairs you will be  
greeted by a kitchenette/wet bar, living room,  
private office, an additional bedroom, a full  
bath, a laundry room larger than you can  
imagine, storage and my very favorite  
part...the stunning floor to ceiling windows of  
your second basement living room decked out  
with a stone wood burning fireplace. Walk right  
out into nature and be blown away by this two  
tiered, private yard. Come and fall in love with  
Bowness! Enjoy shopping at our local  
Farmer's Market, spending time in our Main  
Street restaurants, bars and local businesses,  
and all the seasonal activities of our stunning  
Bowness Park. (id:6289)

Built in 1975



## Essential Information

Listing #	A2252629
Price	\$1,190,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,413
Acres	0.16
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	8130 48 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2A6

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Other, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	1
Parking	Attached Garage
# of Garages	1
View	View

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Wine Fridge, Stove, Dryer, Microwave, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener
Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out, Walk-up

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Solutions



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