

\$965,000 - 8631 48 Avenue Nw, Calgary

MLS® #A2264221

\$965,000

4 Bedroom, 4.00 Bathroom, 1,979 sqft
Single Family on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to The Ivory â€” a brand new, beautifully finished home in the heart of Bowness, steps from Bowness Park and the Bow River. This home pairs modern design with the soft, timeless aesthetic that defines the Ivory Collection. Inside, youâ€™ll find a calm and refined palette of warm whites, natural woods, and layered neutrals, creating a space that feels both bright and inviting. Thoughtfully chosen finishes include brushed nickel lighting, soft textured fabrics, natural stone surfaces, and Benjamin Moore Intense White walls â€” blending crisp detail with organic warmth. The main floor features an open, light-filled layout with a designer kitchen and spacious living area ideal for entertaining. Upstairs, youâ€™ll find three bedrooms, including a primary suite with walk-in closet and private ensuite, plus a full bath and upper-floor laundry. The fully developed legal basement suite adds versatility and long-term value â€” complete with a separate entrance, full kitchen, bedroom, bathroom, and dedicated laundry. Set in one of Calgaryâ€™s most beloved communities, this home offers the best of both worlds: steps from nature and minutes from downtown. (id:6289)

Built in 2025

Essential Information

Listing #	A2264221
Price	\$965,000



Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,979
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8631 48 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2B3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	4
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan
Heating	Baseboard heaters, Forced air
Cooling	None
# of Stories	2
Basement	Suite

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
----------------	---------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 3:16pm PDT