

**8831 47 Avenue NW  
Calgary, Alberta**

**MLS # A2232054**



**\$945,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Remotes (2)		

This BRAND-NEW, MOVE-IN READY luxury infill in BOWNESS pairs elevated design with incredible functionality & including a LEGAL 2-BEDROOM BASEMENT SUITE (subject to approvals from the city) and a sunny SOUTH-FACING BACKYARD! Every detail was thoughtfully selected, from the wide-plank modern floors to the curated lighting and premium finishes throughout. Step inside to a bright, open-concept main floor where oversized windows and neutral tones create an airy, inviting vibe. The front dining room with feature wall flows effortlessly into a designer kitchen featuring white upper cabinetry next to warm wood-toned lowers, quartz countertops, matte black hardware, a full-height backsplash, and an extra-large waterfall island with bar seating with more natural wood-toned vertical slats to bring everything together. The upgraded stainless steel appliance package includes a gas cooktop, a wall oven and microwave, and a French door fridge. At the back of the home, the spacious living area offers a sleek, modern fireplace with a standout custom tile surround and custom mantel, with built-in shelving with shiplap wall, and direct access to the rear deck & perfect for summer lounging or indoor-outdoor entertaining! Plus, a built-in mudroom and sleek powder room add style and function just off the main living space. Upstairs, an open bonus room with built-in floating media centre leads you to the primary suite, which is a true retreat with plush carpet underfoot, a walk-in closet with custom built-ins, and a hotel-worthy ensuite. Enjoy dual sinks, quartz counters, a freestanding soaker tub, a glass shower. Both secondary bedrooms feature built-in closets and share access to a stylish full bathroom with a tiled tub/shower combo. The upper laundry room adds practicality with upper cabinets, a folding counter, and a sink. Downstairs, the legal

2-bed suite (subject to approvals) feels bright and spacious! Light-toned LVP flooring, oversized windows, and full-size appliances in the L-shaped kitchen make it ideal for renters, guests, or multigenerational families. There's also a full 4-piece bathroom with modern tile work, dedicated laundry space, plus a private side entrance. Located on a quiet street in established Bowness, this home offers quick access to the Bow River Pathway System, Bowmont Park, and Shouldice Athletic Park. Families will appreciate proximity to Bowness High School and École du Nouveau-Monde, while grocery runs are easy with the new Superstore just 3 minutes away. You're also close to Market Mall, Trinity Hills Shopping Centre, Winsport, and under 15 minutes to the University of Calgary and Foothills Hospital. With easy access to Stoney Trail, Crowchild Trail, and Highway 1 taking you straight to the mountains, this location offers the perfect mix of inner-city convenience and suburban breathing room!