

8633 48 Avenue NW  
Calgary, Alberta

MLS # A2264863



\$965,000

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Bowness                                                                    |        |                  |
| Type:     | Residential/Duplex                                                         |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                            |        |                  |
| Size:     | 1,973 sq.ft.                                                               | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached, Off Street                                         |        |                  |
| Lot Size: | 0.07 Acre                                                                  |        |                  |
| Lot Feat: | Back Lane, Back Yard, Creek/River/Stream/Pond, Interior Lot, Rectangular L |        |                  |

|             |                                                                                                |            |      |
|-------------|------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Baseboard, Forced Air                                                                          | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | -    |
| Basement:   | Full, Suite                                                                                    | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Composite Siding                                                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                | Utilities: | -    |
| Features:   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage |            |      |

Inclusions: N/A

Welcome to The Ebony — a striking new build in the heart of Bowness, steps from Bowness Park and the Bow River. This home defines dark, modern elegance. The Ebony Collection blends rich, moody tones with warm brass accents, layered textures, and refined finishes that create a sense of depth and sophistication. Featuring dramatic paint contrasts, bold lighting selections, and a mix of natural materials, the design delivers both edge and comfort in equal measure. The main level offers an open, functional layout with large windows, a statement kitchen, and a spacious living area designed for entertaining. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and private ensuite, plus a full bath and upper-floor laundry. The fully developed legal basement suite provides flexibility and long-term value — complete with a separate entrance, full kitchen, bedroom, bathroom, and its own laundry setup. Set in a quiet pocket of Bowness surrounded by parks, trails, and the river, this home combines bold design with the best of Calgary living — modern, moody, and effortlessly refined.