



8140 47 Avenue NW  
Calgary, Alberta

MLS # A2303178



**\$935,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,975 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

SOLID Built with Luxury in Mind on a quiet street - Another project from Sarai Custom Homes -A Builder you can trust. Located in the vibrant community of Bowness, this semi-detached home blends modern design with practical living and a prime inner-city lifestyle close to parks, schools, and everyday amenities. The main floor features a bright, open layout with a stylish OAK kitchen offering full-height cabinetry, a large island, and thoughtful storage, flowing into a warm living room anchored by a gas fireplace and large windows that fill the space with natural light. A functional mudroom, powder room, and a lot of storage for daily convenience. Upstairs, the spacious primary suite features a clean suspended ceiling design, a walk-in closet, and a spa-inspired ensuite with double vanity, soaker tub, and oversized shower. Two additional bedrooms, a full bath, a bonus room, and an upper laundry complete the level. The lower level offers flexible options &mdash; choose a legal 2-bedroom suite or a BAR or a rec room and gym layout &mdash; ideal for extended family or additional income potential. Located minutes from Bowness Park, Bow River pathways, schools, and quick routes to downtown and the mountains, this home delivers comfort, flexibility, and an exceptional northwest location.