



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8140 47 Avenue NW
Calgary, Alberta

MLS # A2303178



\$935,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,975 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: 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

Inclusions: N/A

This Stunning New Build with close to 2000 sf of living space, With Foothills Medical Centre, Alberta Children’s Hospital, the University of Calgary, and downtown Calgary nearby, Bowness is a popular choice for healthcare, technology, and university professionals. Here, you truly have it all—a beautiful new home, a legal basement suite, an exceptional location, and modern luxury finishes. Tucked away on a quiet street in vibrant Bowness, this modern home offers a bright, open layout, a stylish oak kitchen with full-height cabinetry, a large island, and a warm living room with a gas fireplace and oversized windows. Upstairs features a spacious primary retreat with a walk-in closet and spa-inspired ensuite, plus two additional bedrooms, a bonus room, a full bath, and an upper laundry. The lower level offers flexible options, including a legal 2-bedroom suite, bar/rec room, or gym setup — perfect for family living or income potential. Minutes from Bowness Park, Bow River pathways, schools, downtown, and the mountains, this home delivers the best of northwest Calgary living. Book your private showing today.