



8528 47 Avenue NW
Calgary, Alberta

MLS # A2310022



\$899,000

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|------------------|--|---------------|------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,901 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: n/a

Brand-New Luxury Infill in Bowness | Legal 1 -Bedroom suite plus den | South Backyard Luxury + Income Potential + Lifestyle & All in One Home. Move right in to this stunning, never-lived-in luxury infill featuring a bright open floor plan, designer finishes, and a legal 1-bedroom plus den basement suite for rental income or multigenerational living. Enjoy a chef-inspired kitchen with quartz countertops, warm wood accents, premium stainless steel appliances, and a show-stopping waterfall island. The living room boasts a modern fireplace with custom built-ins and opens to a sunny south-facing backyard & perfect for entertaining. Upstairs, a spa-like primary suite with walk-in closet, dual sinks, freestanding tub, and glass custom shower, plus two additional bedrooms and full bath. The bright basement suite offers its own kitchen, laundry, private entrance, and full bath & ideal for guests or tenants. Prime location near Bow River pathways, Bowmont Park, Market Mall, Winsport, schools, and quick highway access to the mountains.