



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8343 48 Avenue NW
Calgary, Alberta

MLS # A2316123



\$975,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Built ins, Shed

OPEN HOUSE SATURDAY JUNE 13, 2-4PM***Completely Rebuilt Bungalow Across from the Bow River Lagoons & Pathways!** Double RV parking! Welcome to this extensively renovated bungalow offering over 1,900 sq. ft. of beautifully developed living space in one of Bowness's most desirable locations. Situated on the quieter end of Park Avenue, directly across from green space, river pathways, and the Bow River lagoon system, this property combines exceptional craftsmanship with an unbeatable outdoor lifestyle. Completely rebuilt from the studs up, this home has been thoughtfully redesigned with quality finishes and attention to detail throughout. The main level features an open-concept layout with luxury vinyl plank flooring, a stunning chef-inspired kitchen, a feature fireplace, and three spacious bedrooms. The fully developed lower level adds incredible versatility with a large family room anchored by a gas fireplace, an additional bedroom, a dedicated office, a beautifully appointed bathroom featuring a ceiling-mounted rain shower, and a stylish dry bar perfect for entertaining. Outside, the impressive backyard is designed for year-round enjoyment. Relax under the covered entertaining area complete with a fire pit, gather around the separate wood-burning fire pit, or take advantage of the oversized double garage featuring a dedicated workshop space with quartz countertops. Double RV parking provides ample room for recreational vehicles, trailers, or additional parking. Just steps from Bowness Park, schools, pathways, and outdoor recreation, this is a rare opportunity to own a substantially rebuilt home in one of Calgary's most beloved river communities. (Extensive updates completed over multiple years including basement development and bathroom renovation, house shingles, custom cedar front porch, new main floor vinyl windows,

garage shingles, laundry renovation, new washing machine, new electric fireplace and surround, and a comprehensive 2026 main floor renovation featuring a new kitchen, new kitchen appliances, renovated bathroom, new flooring, new interior doors, casing and baseboards, and fresh paint throughout the main floor and basement. Additional features include a heated oversized double garage with workshop space, double RV parking, high-efficiency furnace, Vacuflo system, covered front and rear patios, and exceptional access to the Bow River pathway system, Bowness Park, Baker Park, Seven Bridges/Seven Brothers natural area, off-leash parks, Canada Olympic Park, and the shops and amenities of downtown Bowness.) You have to see this one to believe it!