



GRASSROOTS
REALTY GROUP

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8140 47 Avenue NW
Calgary, Alberta

MLS # A2332259



\$929,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,967 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:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: N/

Both Sides Available!! Discover contemporary inner-city living in this beautifully designed new build, offering nearly 2,800 sq. ft. of total living space and a fully self-contained two-bedroom legal basement suite. Located on a quiet street in the heart of Bowness, the home welcomes you with a bright, open-concept main floor where oversized windows, warm oak finishes, and refined contemporary details create an inviting atmosphere. The impressive kitchen features full-height oak cabinetry, quartz countertops, a spacious centre island, and generous storage, flowing effortlessly into the dining area and a comfortable living room anchored by a sleek gas fireplace. Just beyond the living room, a large mudroom provides practical built-in storage and leads into a beautifully finished powder room, adding both function and convenience to the main level. Upstairs, the spacious primary bedroom offers a private retreat with a large walk-in closet and spa-inspired ensuite, while two additional bedrooms, a full bathroom, a versatile bonus room, and convenient upper-floor laundry complete the level. The fully developed lower level features a two-bedroom legal suite with its own kitchen, living area, laundry, and private entrance, an excellent option for extended family or additional rental income. Perfectly positioned near Bowness Park, Bowmont Park, the Bow River pathway system, schools, shops, cafés, and everyday amenities, the property also offers convenient access to Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, downtown, and the mountains. Combining sophisticated finishes, functional living, and valuable income potential in one of northwest Calgary's most established communities, this exceptional home is an opportunity not to be missed. Book your private showing today.

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