



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9120 48 Avenue NW
Calgary, Alberta

MLS # A2337039



\$1,195,500

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,946 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	3
Garage:	Attached Carport, Carport, Covered, Driveway, Front Drive, Off Street, On Street		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, City Lot, Creek/River/Stream		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelving in weight room, Cabinets in mechanical room, Fridge and Freezer in Mechanical room, work bench in storage/ workshop		

A property like this is exceptionally difficult to replicate. The combination of a 300-foot-deep lot, six bedrooms, extensive updates, Over 3000 Square feet of total living space, a massive private yard, and direct access to the Bowness Park lagoon creates a one-of-a-kind opportunity for buyers looking for something far beyond an ordinary city home. A truly exceptional property in one of Bowness's most coveted settings. From the moment you step onto the property, it feels unlike a typical city residence. The expansive and exceptionally private backyard is surrounded by mature greenery and natural beauty, creating a peaceful and secluded outdoor setting. Best of all, the lagoon is right beyond your yard, allowing you to launch your canoe/ paddle board directly from the property and enjoy a unique waterfront lifestyle while still being in the heart of Calgary. The home has been thoughtfully updated while retaining the warmth and character that make it feel like home. Beautiful real hardwood flooring extends throughout the living spaces, complemented by new carpeting in the bedrooms. updated kitchen features, finishes, and appliances and power blinds, creating a bright and functional space for both everyday living and entertaining. With six bedrooms, there is no shortage of room for family, guests, hobbies, or flexible living arrangements. The home also features two fireplaces, adding warmth and character to the principal living areas. Significant updates provide both comfort and peace of mind. The property features 26 new TRIPPLE-pane windows and new doors, improving energy efficiency, insulation, and overall comfort. The furnace and air conditioning system are approximately three years old, while central air conditioning ensures comfortable summers. The primary bedroom offers a private retreat, complete with its own private balcony

overlooking the tranquil surroundings—an ideal place to enjoy your morning coffee or unwind at the end of the day. Outside, the 300-foot-deep lot is the true showpiece. The remarkable depth and privacy create an incredible sense of space and offer endless possibilities for outdoor living, entertaining, gardening, recreation, or simply enjoying the peaceful natural setting.

Few properties in Calgary can offer this kind of private outdoor experience, let alone direct access to the Bowness Park lagoon.

Pride of ownership really shows, Pre-inspection has been done so no surprises!
Book your Showing Today!