

# \$949,000 - 8528 47 Avenue Nw, Calgary

MLS® #A2244545

**\$949,000**

5 Bedroom, 4.00 Bathroom, 1,901 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Brand-New Luxury Infill in Bowness | Legal  
2-Bedroom Suite | 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 2-bedroom  
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.

\*\*Interior photos represent a home by the  
same builder, though finishes may vary.\*\*



Built in 2025

**Essential Information**

MLS® #	A2244545
Price	\$949,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	8528 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b1z9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Heating	Central, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	PREP Realty
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