$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 â€“ 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 â€“ 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 â€“ 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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