

# \$934,999 - 7929 47 Avenue Nw, Calgary

MLS® #A2244046

**\$934,999**

5 Bedroom, 4.00 Bathroom, 2,054 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

!!!Welcome to 7929 47 Avenue NW, Calgaryâ€”a beautifully crafted 2-storey infill in a vibrant community of BOWNESS. You will find premium finishes throughout the home which are tastefully selected from wide plank flooring, lighting, tiles and ceiling designs. Step inside, you are greeted by bright and open-concept main floor with large windows, and modern elegance. Wide LVP flooring flows throughout the spacious living and dining areas adds warmth and charm. The chef-inspired gourmet kitchen features high-end appliances, custom soft-close cabinetry, and tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher. The spacious living room features built-in bookshelves with a TV niche and a gas fireplace. There is a 2-piece powder room and a mudroom with bench and closet. Upstairs you are greeted by a bonus/family room. The primary bedroom is stylishly designed with attached walk-in closet with custom millwork. The 5 pc ensuite offers a glass-enclosed shower, a soaker tub, and dual vanities. Two additional spacious bedrooms with custom closets, a full 4-piece bathroom, and a large laundry room with a sink complete the upper level. The fully finished basement with separate entrance has 2 bedrooms. The L-SHAPE kitchen and an adjacent living room makes it ideal for renters. There is also a 4 pc bathroom and dedicated laundry for convenience. Outside, the private,



zero- maintenance and fully landscaped south-facing backyard is centered around a stunning concrete patio for your quality family times. All of this in a fantastic location close to Bowness Park and the Bow River Pathways, with shopping, parks, schools, transit, and more nearby. Don't miss on this beautiful home. Call your favorite Realtor today to book a private showing.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244046               |
| Price          | \$934,999              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,054                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 7929 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Z3           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer                           |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                        |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Suite                                                                                             |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Concrete, Wood Frame                              |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 80              |
| Zoning         | RCG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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