

# \$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       | Semi Detached          |
| 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           | Forced Air, Central                                                                                                                         |
| 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, Private, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Concrete, Wood Siding                             |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 79              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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