\$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 – 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.







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 76

Zoning R-CG

Listing Details

Listing Office PREP Realty

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