

\$859,900 - 8340 47 Avenue Nw, Calgary

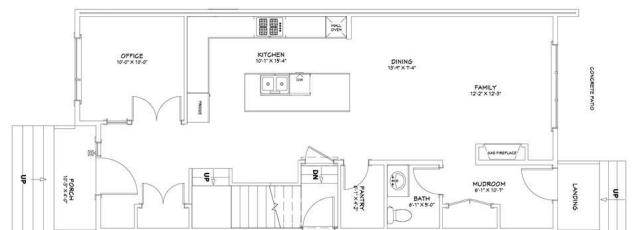
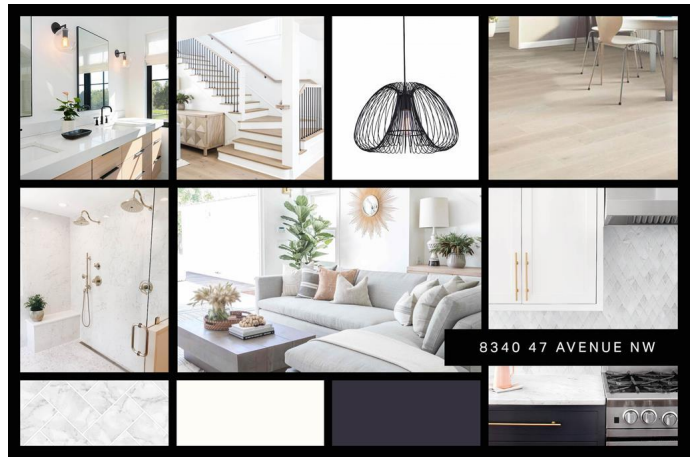
MLS® #A2066191

\$859,900

4 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

LEGAL BASEMENT SUITE | HOME OFFICE | BONUS ROOM | QUIET STREET | Live your best life close to the river in this brand-new semi-detached infill in trendy BOWNESS! Situated only a few blocks from the Bow River and a short 5-min bike ride from Bowness Park. Bowness Park features a train, outdoor ice skating, a lagoon, and nature-laden walking trails and the highly coveted Restaurant Seasons of Bowness Park. WinSport is only 7 minutes away for anyone looking to ski or mountain bike. This new build by Baidwan Constructions features over 2685 sq ft of developed living space across 4 bedrooms, a spacious bonus loft space, and a Legal BASEMENT SUITE (subject to permits & approval by the city)! The main floor features stunning wide-plank engineered hardwood flooring, a front OFFICE, and a modern central kitchen. The kitchen consists of contemporary custom-built shaker-style cabinetry, a walk-in pantry, a large central island, and a full stainless steel appliance package (including a gas cooktop and built-in wall oven and microwave). Off of the kitchen is a spacious dining room and family room, with oversized windows and ample natural light. The family room includes a gas fireplace with a stunning tile surround and access to the rear mudroom. The mudroom opens into the backyard with a deck and double detached garage. The elegant 2-piece powder room with custom cabinetry & quartz countertop finishes off this level. Up the staircase an open & spacious loft



space greets you at the top of the stairs, the ideal space for an additional family room, second home office, or even a kidâ€™s playroom! Off to one side of the loft, the primary retreat enjoys an oversized window, a large walk-in closet with custom millwork, and an expansive 5-piece ensuite with dual under-mounted sinks, a private water closet, a 2 person shower with 10mm glass door, large bench DUAL SHOWER HEADS, rain shower head & full height tile. Two secondary bedrooms have South-facing windows and generously sized closets, and share access to the 4-piece bath. The laundry room features custom cabinetry & a sink for ultimate convenience. Downstairs, the The living space continues into the 786 sq ft LEGAL BASEMENT SUITE (subject to approval & permits by the city) w/ a private entrance! The suite includes a full kitchen with custom cabinetry complimented w/ quartz counters, a living room, dining room and good sized bedroom with walk-in closet! Fully landscaped, ow can you go wrong with this beautiful, upgraded infill? Bowness is an attractive community for many looking for the best in outdoor activities, convenient amenities, and a deep-rooted community feel. Close to the Foothills Hospital and the University of Calgary and within close reach of multiple schools, parks, local amenities, and easy access to Highway 1A and Stoney Trail makes running errands and commuting a breeze!

Built in 2023

Essential Information

MLS® #	A2066191
Price	\$859,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8340 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1Z7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2023
Date Sold	October 26th, 2023
Days on Market	102
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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