

\$799,900 - 7907 47 Avenue Nw, Calgary

MLS® #A2104654

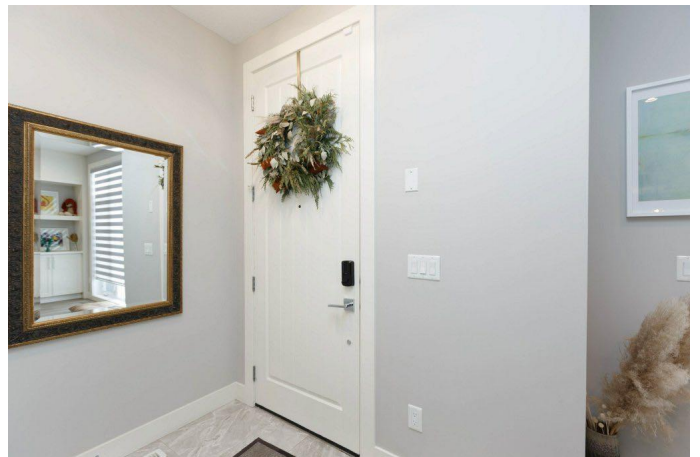
\$799,900

4 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this exceptional 2,056 sq ft infill duplex nestled in the heart of Bowness. Brand new built in 2018, this open-concept and thoughtfully designed home offers the perfect blend of classic style and practical living for the modern family. Exterior design and style are complete with beautiful stucco siding and very modern colours. This stunning property features 4 bedrooms and 4 bathrooms, providing ample space for the entire family and even a guest or two. The open concept main floor including a gas fireplace with built-in cabinetry, large and bright kitchen, wine bar nook, and a large mudroom are a highlight of this warm and inviting home. The countertops in the kitchen and bathrooms are crafted from cultured marble, adding a touch of sophistication. Sleek stainless steel and built-in appliances in the kitchen along with a very sizable island make this kitchen any chef's dream. An extra large walk-in pantry boasts room for all the bounty and more from a successful Costco run. The full-finished basement boasts a wet bar for entertaining guests and creating the perfect space for relaxation, home gym, or space for visiting guests. Enjoy the convenience of 2nd-floor laundry, adding a modern touch to your daily routine. With 9' ceilings on all three levels, this home exudes a spacious and open feel. Note the incredible combination of tri set skylights and tri set west facing windows which adds a continual exposure of natural daylight on the second level. There is also a smaller flex area



that could easily be a desk space work spot for those who study, play music or simply require tranquility. The Primary Suite is a true treat, featuring a vaulted ceiling and breathtaking views of Bowmont Park and ravine's edge. The ensuite bath is a luxurious haven with a freestanding tub, glazed and marble tile enclosed shower and a double sink vanity. The south-facing backyard bathes the home in more natural sunlight and offers a perfect outdoor retreat. Also complete with gasline for BBQ, fully fenced, nice sized concrete patio as well some green grass for the kids. Whether you're hosting gatherings, family BBQ's or enjoying quiet moments, this backyard is the ideal space for all the summertime fun. A double detached garage fits both cars and ample room for gear. The community of Bowness is a treasure in itself, with an off-leash park and dog run for your furry friends. You'll be in close proximity to schools, shopping, transit, Bowness Park, Bowmont Park, Baker Park and river pathways, providing endless opportunities for outdoor activities and recreation. You are also minutes away from the new Stoney Trail providing quick access to the rest of the city and the mountains. This house is not just a dwelling; it's a home. With its thoughtful design, modern amenities, proximity to parks and pathways, don't miss the chance to make this Bowness duplex your new dream home. Experience the perfect blend of comfort and style in a community that embraces the outdoors and family living.

Built in 2018

Essential Information

MLS® #	A2104654
Price	\$799,900
Sold Price	\$800,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7907 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Lawn, Landscaped, Rectangular Lot, Views
Roof	Asphalt, Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	April 23rd, 2024
Days on Market	77
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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