

\$674,899 - 8133 46 Avenue Nw, Calgary

MLS® #A2108029

\$674,899

4 Bedroom, 3.00 Bathroom, 1,684 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to this amazing custom built townhome close to the banks of the Bow River and with 3 beautiful parks so very close! Enjoy walking, cycling and hiking paths, rafting, ice skating, BBQ'ing and an off leash dog park just outside of your front door! Bowness Community has plenty of shopping, schools and is located within a 5 minute drive of the Calgary Farmers' Market West! The spacious home has a total development of 2421 square feet! 9 foot high ceilings on all 3 levels and lots of windows make the home feel open and bright! There's ton of storage space! Upon entering the home you can see the quality of craftsmanship! From the flat painted ceilings to the rich engineered hardwood floors and the attention to detail! You know this home will stand the test of time! The main floor is a fantastic space for entertaining with an open layout featuring a luxurious chef's kitchen, large dining space and living room at the rear. The kitchen has a BLOMBERG refrigerator, dishwasher and gas stove, Faber chimney hood fan, quartz countertops and waterfall quartz ends on the huge island. Other fine inclusions in the kitchen are recessed lighting, upgraded backsplash and breakfast bar! Please note the custom built-ins in both the kitchen area and in the living room. The functional mudroom has a bench and cubbies. The south backyard has a patio to relax on! As you go upstairs you are greeted by glass railing and stain grade posts! The master bedroom is large and has an enormous walk-in



closet with barn door and an elegant 4 piece ensuite that has an over-sized shower double sinks and heated floor. The 2 spare bedrooms are at the rear and the laundry area is in the hallway! The basement is developed with an 4th bedroom and a living room. There's plumbing rough-ins for a 4th bathroom. Upsizing or downsizing - this a great home either way! Book your showing right away!

Built in 2020

Essential Information

MLS® #	A2108029
Price	\$674,899
Sold Price	\$662,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,684
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	8133 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P2

Amenities

Amenities	None
Utilities	See Remarks

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 8th, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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