

\$869,000 - 8524 47 Avenue Nw, Calgary

MLS® #A2109492

\$869,000

4 Bedroom, 4.00 Bathroom, 1,992 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to two custom built, semi-detached, fully developed infill homes with a total of four bedrooms plus three and a half baths per side, constructed by a quality local builder located in a fantastic west Bowness location! The fine accoutrements and finishing details for these two fully developed 2,933 sqft of luxurious living space is unsurpassed and will be sure to please the most discerning buyers! Some of the select special features included on the main floor are a gorgeous sun drenched south exposed open floor plan including soaring 9ft ceilings, the exceptional chef's kitchen with a stainless appliance package and an eleven foot quartz covered center island! The upstairs features three good sized bedrooms, a convenient laundry room c/w sink, luxurious and grand owner suite, highlighted by a 5-pce ensuite spa-like retreat, including a separate tub and shower, plus a generous walk-in closet. The fully developed lower level includes nine foot ceilings, the fourth bedroom, a massive games/family room, 5 pce bath (with two sinks), wet bar and much more. The maintenance free exterior and low maintenance yard is always a positive to promote more free time for a busy lifestyle! This an amazing inner city location only steps to the Bow river and Bow river pathways (this area did not flood in 2013). Only a couple blocks to Bowness park and Bowmont park, an off lease dog park, only 5 minutes away from two hospitals and the U of C, quick access to Stoney Trail and west to the Rocky mountains.



A short drive to the new Superstore, Trinity Hills shopping and the Greenwich Farmer's Market and a quick commute to downtown. There is time to select a few finishing details to make this your very own home. Completion is expected in early June, 2024. 8522 47 Avenue NW is also for sale!

Built in 2024

Essential Information

MLS® #	A2109492
Price	\$869,000
Sold Price	\$872,275
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8524 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 6th, 2024
Date Sold	May 16th, 2024
Days on Market	71
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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