

# \$789,000 - 7940 46 Avenue Nw, Calgary

MLS® #A2111880

**\$789,000**

4 Bedroom, 4.00 Bathroom, 1,904 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Nestled in the mature community of Bowness, this 2017 built semi-detached home boasts an open-concept and beautiful interior that is the perfect blend of classic style and practical living for any family. As you step inside the generous space and smart floor plan are obvious as you are greeted by a large flex space at the main entrance. Continuing through the main floor, this floor features a family room, a gas fireplace, large open kitchen and a living/dining combination. The impressive kitchen is enhanced by sleek stainless steel and built-in appliances, along with a classy quartz, waterfall island, and an extra large walk-in pantry make this kitchen any chef's dream. Heading upstairs, the primary bedroom features unobstructed views of COP and is the perfect place to unwind, complete with a spacious custom walk-in closet and a large ensuite features a freestanding tub, enclosed shower and a double sink vanity. Two additional bedrooms, a 4pc bathroom, top floor laundry room & bonus area finish the 2nd level. The fully developed basement, complete with a open entertainment space, a fourth bedroom and a full bathroom creates the perfect space for relaxation or space for visiting friends and family. The home is professionally landscaped which includes a double detached garage, air conditioning and speakers throughout, just a small sample of all the upgrades done throughout the years. This well established community provides easy access to



downtown, the mountains, river, parks and schools. Call for your private viewing today before it's gone!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2111880               |
| Price          | \$789,000              |
| Sold Price     | \$775,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,904                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7940 46 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Y3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage                                                                                               |

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
|                 | Control(s), Induction Cooktop, Microwave, Range, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings |
| Heating         | Combination, Forced Air                                                                                               |
| Cooling         | Central Air                                                                                                           |
| Fireplace       | Yes                                                                                                                   |
| # of Fireplaces | 1                                                                                                                     |
| Fireplaces      | Family Room, Gas                                                                                                      |
| Has Basement    | Yes                                                                                                                   |
| Basement        | Finished, Full                                                                                                        |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                                      |
| Lot Description   | Back Lane, Front Yard, Garden, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Asphalt, Stone, Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 25th, 2024 |
| Days on Market | 18               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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