

\$799,900 - 8507 47 Avenue Nw, Calgary

MLS® #A2114214

\$799,900

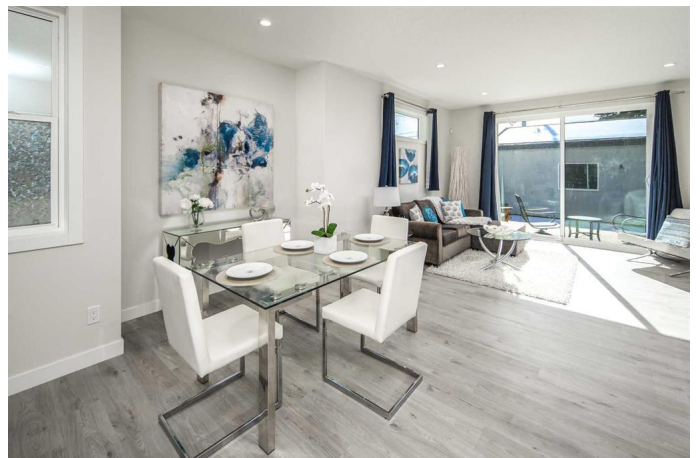
4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Experience the ultimate amalgamation of modernity and an unrivaled location with this exquisite, architecturally crafted residence constructed in 2022, centrally situated in the heart of Bowness. Showcasing a sleek and contemporary design with an expansive open floor plan, this recently built standalone property epitomizes the epitome of modern sophistication and functionality. Ideally located mere blocks away from Bowness Park and the picturesque Bow River pathways, this dwelling serves as a sanctuary for outdoor enthusiasts. Embark on a scenic bike ride along the river, venturing towards downtown Calgary, or simply indulge in a stroll to the nearby amenities such as Angel's Drive In, Bowness schools, the Farmer's Market, and COP.

Embracing you with an ambiance of refined elegance, this home welcomes you with extensive white oak wide-plank luxury vinyl plank flooring, setting the stage for a sophisticated yet inviting atmosphere. The front flex room, flawlessly adaptable as a home office, provides the utmost versatility and convenience. The kitchen showcases sleek white upper cabinets that gracefully extend to the ceiling, harmoniously complemented by warm wood tones on the lower cabinets. The elongated island, adorned with opulent granite countertops and featuring an array of stainless steel appliances, including an induction stove, exemplifies the epitome of culinary excellence.



A walk-in pantry, ample cabinetry, and extensive countertop space amalgamate to create a kitchen that seamlessly merges aesthetics and practicality.

The central dining area effortlessly connects the kitchen to the family room, graced with a granite-faced fireplace, built-in cabinets, and bookshelves. Large windows delicately invite the natural light, crafting a cozy haven that effortlessly transitions to the back deck.

Ascending to the second floor, you will discover three tastefully appointed bedrooms, including a generous primary suite, adorned with oversized windows, a walk-in closet complete with built-ins, and an ensuite boasting dual sinks, a sumptuous soaker tub, and an oversized shower. Enhancing the convenience, a practical laundry room with a sink and cabinets awaits your daily needs. Two side doors on the main level augment functionality, with one granting direct access to the main floor, while the other opens into a landing leading to the basement, presenting an ideal arrangement for roommates or tenants who value privacy. The lower level graciously accommodates an entertainment haven, complete with a games/rec room, a generously proportioned fourth bedroom boasting extensive closet space, and a commodious full bathroom. Ensure that you don't pass up on this exceptional opportunity to claim ownership of this remarkable property. Don't hesitate, schedule your private viewing today!

Built in 2022

Essential Information

MLS® #	A2114214
Price	\$799,900
Sold Price	\$800,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8507 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z8

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Lane, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 22nd, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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