

\$889,900 - 8123 47 Avenue Nw, Calgary

MLS® #A2128980

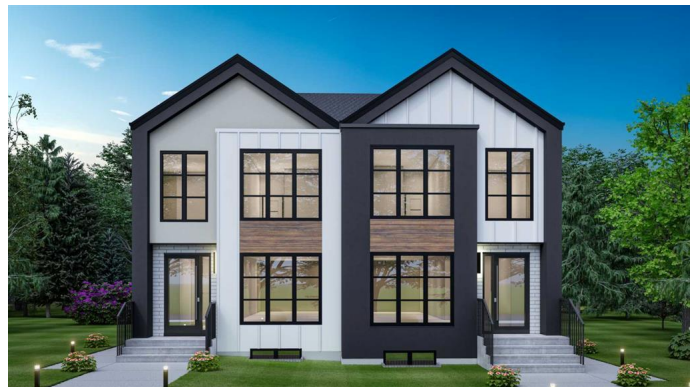
\$889,900

5 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to, two custom built semi-detached, complete with LEGAL SUITES, fully developed infill homes with a total of three bedrooms up plus a two bedroom lower suite 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 2,960 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, 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, a 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 legal suite includes nine foot ceilings, a full kitchen, 2 large bedrooms, family room, 4 pce bath, and in-suite laundry. The maintenance free exterior and low maintenance south exposed rear yard is always a positive to promote more free time for a busy lifestyle! This is 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-leash 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. Completion is expected by the end of July, 2024. Please note, taxes are not assessed and final exterior colors may not be exactly as shown on the rendering.

Built in 2024

Essential Information

MLS® #	A2128980
Price	\$889,900
Sold Price	\$895,498
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8123 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

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

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 16th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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