

\$869,000 - 8522 47 Avenue Nw, Calgary

MLS® #A2148033

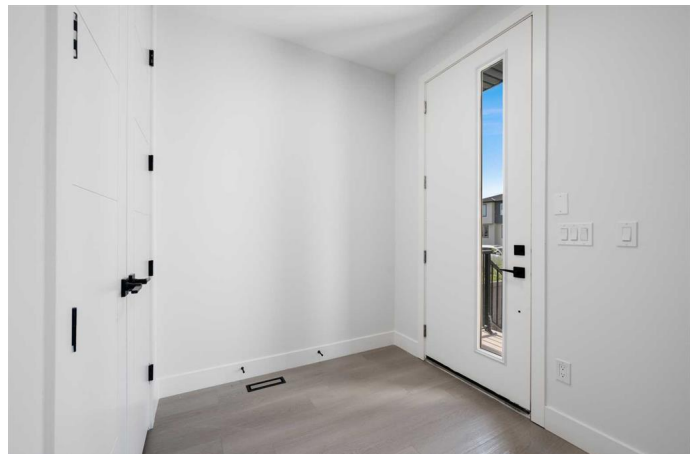
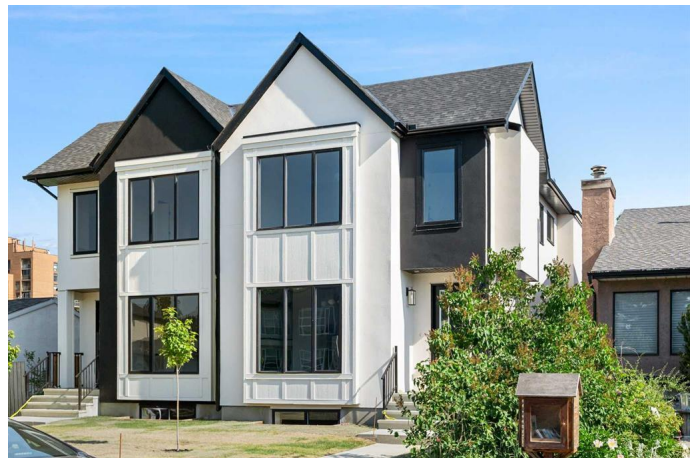
\$869,000

4 Bedroom, 4.00 Bathroom, 1,994 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to a custom built, semi-detached, fully developed quality in every detail, infill home with a total of four bedrooms plus three and a half baths, constructed by a prestigious local builder located in a fantastic west Bowness location! The fine accoutrements and finishing details for this fully developed 2,933sqft of luxurious living space is unsurpassed and will be sure to please the most discerning buyers! The special features of this modern infill home are: the main floor offers 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 en-suite 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, 4pce bath, 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 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, the Greenwich Farmer's Market and a quick commute to downtown.

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2148033 |
| Price | \$869,000 |
| Sold Price | \$855,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,994 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Sold |

Community Information

| | |
|-------------|-------------------|
| Address | 8522 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 | Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
|-------------------|---|

| | |
|-----------------|---|
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | July 10th, 2024 |
| Date Sold | October 11th, 2024 |
| Days on Market | 92 |
| Zoning | R-C2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.