

\$869,000 - 8510 47 Avenue Nw, Calgary

MLS® #A2175074

\$869,000

4 Bedroom, 4.00 Bathroom, 1,951 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to your dream home in the heart of west side Bowness! This stunning custom-built semi-detached infill seamlessly combines modern luxury with thoughtful design, featuring four spacious bedrooms and three and a half exquisitely appointed bathrooms. With over 2,700 sqft of developed living space, this home is a true masterpiece.

As you step inside, you'll be captivated by a striking custom LED feature wall that sets the tone for the open floor plan. The sun-drenched dining room connects seamlessly to the chef's kitchen, which boasts a premium stainless steel appliance package and an expansive 10-foot quartz island—ideal for family gatherings and casual dining. From the kitchen, you'll move seamlessly to the spacious living room, enhanced by soaring 9-foot ceilings, electric fireplace and sliding glass door, which opens up to a large deck. It creates the perfect space for entertaining both indoors and outdoors. Upstairs, you'll discover 2 generously sized bedrooms, a full-sized laundry room with a sink, and a luxurious owner's suite that offers a personal retreat. Indulge in the spa-like 5-piece en-suite, complete with heated floors, a large walk-in custom shower, soaker tub, and a spacious walk-in closet. The fully developed lower level enhances your living space with 9-foot ceilings, a fourth bedroom, a large games/family room, a 3-piece bathroom, and a wet bar—perfect for cozy movie nights and entertaining guests.



This prime inner-city location places you mere steps from the Bow River and its scenic pathways, with off-leash areas for your pets just blocks away. You’re also only 5 minutes from two hospitals and the University of Calgary, with quick access to Stoney Trail, making trips to the Rocky Mountains effortless. With convenient shopping options like Superstore, Trinity Hills, and the Greenwich Farmer's Market nearby, along with a swift commute to downtown, this home truly offers the pinnacle of modern living in an unbeatable location. Call to book your showing today!

Built in 2023

Essential Information

MLS® #	A2175074
Price	\$869,000
Sold Price	\$858,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,951
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	8510 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1Z9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Kitchen Island, Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Oven-Built-In, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Cooktop, Microwave
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 15th, 2024
Days on Market	22
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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