

# \$949,000 - 8526 47 Avenue Nw, Calgary

MLS® #A2269919

**\$949,000**

5 Bedroom, 4.00 Bathroom, 1,971 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Brand-New Luxury Infill in Bowness | Legal  
2-Bedroom Suite | South Backyard      Luxury  
+ Income Potential + Lifestyle “All in One  
Home.

Move right in to this stunning, never-lived-in luxury infill featuring a bright open floor plan, designer finishes, and a legal 2-bedroom basement suite for rental income or multigenerational living.

Enjoy a chef-inspired kitchen with quartz countertops, warm wood accents, premium stainless steel appliances, and a show-stopping waterfall island. The living room boasts a modern fireplace with custom built-ins and opens to a sunny south-facing backyard “perfect for entertaining.

Upstairs, a spa-like primary suite with walk-in closet, dual sinks, freestanding tub, and glass custom shower, plus two additional bedrooms and full bath.

The bright basement suite offers its own kitchen, laundry, private entrance, and full bath “ideal for guests or tenants.

Prime location near Bow River pathways, Bowmont Park, Market Mall, Winsport, schools, and quick highway access to the mountains.

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2269919               |
| Price          | \$949,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,971                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8526 47 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | t3b1z9            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator                                                               |
| Heating           | Central, Forced Air                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                         |

Basement                      Full

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, Low Maintenance Landscape, Private  
Roof                      Asphalt Shingle  
Construction          Brick, Concrete, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              November 9th, 2025  
Days on Market        11  
Zoning                    R-CG

**Listing Details**

Listing Office            PREP Realty

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