

**8927 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2304336**



**\$934,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Refrigerator in Utility Room		

Welcome home to the incredible community of Bowness! This renovated bi-level is what you've been waiting for! The renovations were thoughtfully designed to update without losing the unique character. As you walk through the front door you will be wowed by the gorgeous exposed brick wall. With private access to each floor this property provides the opportunity to be suited (with City of Calgary approval). The foyer features Luxury Vinyl Tile that is durable and waterproof, so you don't have to worry about wet boots from rain or snow. The spacious main floor layout is perfect whether you are enjoying a cozy evening in front of the wood-burning fireplace, cooking a delicious meal, or hosting friends & family. The kitchen features solid wood shaker cabinets, a Bosch gas range, quartz counters, and a large island. Ensuring storage isn't a concern, the dining area includes thoughtfully designed built-in cabinets. The natural light that flows through the house is incredible. Down the hall you will find two good-sized bedrooms and a 4-piece bathroom. The lower level features a good-sized family room with a woodburning fireplace and large window allowing in plenty of natural light. With built-in counters, a sink, and bar fridge, the space can be personalized to your needs. Down the hall is the laundry room, a 3-piece bathroom, the third bedroom, and utility room. The recently installed heat pump is connected to the ducting, providing central air conditioning in the summer, and the option to use the heat pump rather than the furnace during winter. The heated detached garage is a dream! Featuring bright overhead lights, a large electrical sub panel, workshop, and plenty of room to park vehicles. Upgrades throughout including triple-pane windows with high-end window coverings, engineered hardwood, tankless water heater, sump pump, the basement floors were leveled prior to

the new flooring being installed, flat ceilings, and Hardie Board siding. Arguably one of the best locations in Bowness being steps away from the entrance to Bowness Park and Douglas Fir Trail. Bowness Park features a lagoon to enjoy in the summer and winter, wading pools, boat rentals, access to the Bow River, and more. Walking distance or a short drive to Calgary Farmers' Market and Superstore, plenty of restaurants and shops makes running errands easy. And don't forget the quick access to highway to head out to the mountains! Contact your Realtor to book your showing today!