

**8106 47 Avenue NW**  
**Calgary, Alberta**

**MLS # A2317814**



**\$899,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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, Concrete, Stone	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Track Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** NA

Welcome to 8106 - 47 Avenue NW, a custom two-story Bowness infill offering distinct finishes and a functional layout. Main Floor • Layout: Bright, open-concept with 10-foot ceilings, large windows, LVP flooring,. • Living & Dining: Spacious dining area flows into a kitchen and living room with a gas fireplace and built-in bookshelves. • Kitchen: Gourmet space with soft-close cabinets, stainless appliances (gas cooktop, wall oven), and a coffee bar. • Extras: Two-piece powder room and a practical mudroom with built-in storage. Upper Level • Primary Suite: Private retreat with bespoke millwork, walk-in closet, and a spa-like five-piece ensuite. • Additional Spaces: Two bedrooms with custom closets, a four-piece bathroom, and a laundry room with a sink. Legal Basement Suite • Income Potential: Separate private entrance leads to a two-bedroom, one-bathroom unit. • Amenities: Features dedicated in-suite laundry and an open-concept kitchen and living area. Exterior & Garage • Finish: Durable Hardie Board and accent stonework. • Garage: Detached double garage with EV charging, Canadian-made doors, and a wide back lane. • Cooling: Roughed-in for central air conditioning. Location & Viewings • Convenience: Steps from Bow River pathways, Bowness Park, schools, transit, and shopping. Book your private showing today.