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GRASSROOTS REALTY GROUP

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8343 48 Avenue NW
Calgary, Alberta

MLS # A2343521



$915,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	**Age:**	1965 (61 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Stone, Stucco	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: none

BOW RIVER LIFESTYLE! Welcome to this PROFESSIONALLY RENOVATED bungalow offering over 1,900 SQ. FT. OF DEVELOPED LIVING SPACE in one of Bowness’s most special locations. Set on the quieter end of Park Avenue, directly across from greenspace, the Bow River lagoons and pathway system, this home pairs exceptional craftsmanship with an incredible outdoor lifestyle. Importantly, the location to the river is prime and this home is NOT IN THE FLOOD ZONE. Thoughtfully renovated over multiple years by an experienced professional renovation contractor, the attention to detail is evident throughout. The open-concept main floor features luxury vinyl plank flooring, a beautiful feature fireplace, three spacious bedrooms and a chef-inspired kitchen with new cabinetry, countertops and appliances. Downstairs, the fully developed lower level offers a large family room with gas fireplace, additional bedroom, dedicated office, stylish dry bar and a beautifully finished bathroom with ceiling-mounted rain shower. Outside, premium KNOT-FREE CEDAR was carefully refinished, complemented by a distinctive stone-aggregate exterior finish offering exceptional durability and hail resistance. The backyard is made for entertaining with a covered gathering area, fire pit and additional wood-burning fire pit. An OVERSIZED HEATED DOUBLE GARAGE with dedicated workshop and quartz countertops, plus DOUBLE RV PARKING, provides exceptional space and flexibility. Major improvements include shingles, main-floor vinyl windows, custom cedar front porch, renovated laundry, electric fireplace and surround, and a comprehensive 2026 main-floor renovation including kitchen, appliances, bathroom, flooring, doors, trim and paint. Steps from BOWNESS PARK, BAKER PARK, THE BOW RIVER & PATHWAYS, schools and the

amenities of downtown Bowness. This is more than a beautifully renovated home—it’s an opportunity to live one of Calgary’s most loved river lifestyles.

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