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GRASSROOTS REALTY GROUP

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8106 47 Avenue NW
Calgary, Alberta

MLS # A2345212



$865,000

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

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Stone	**Zoning:**	RC-G
Foundation:	Poured Concrete	**Utilities:**	-

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. **ALBERTA NEW HOME WARRANTY** Main Floor Layout: Bright, open-concept with 10 FOOT CIELING, 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. • 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.

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