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8623 48 Avenue NW
Calgary, Alberta

MLS # A2347707



$898,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,020 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		
Inclusions:	N/A		

* OPEN HOUSE | SUNDAY, NOV. 15, 12-2PM * This contemporary semi-detached infill pairs a beautifully considered layout with the kind of everyday functionality that makes a home work just as well for family life as it does for entertaining. Found in Calgary’s desirable Bowness Community with shops, schools, main road access and beautiful outdoor spaces. This is a home that truly checks every box. The main floor is defined by a natural flow from the front entry through the dining room, kitchen and living space. A defined foyer creates a proper sense of arrival featuring convenient built-ins, while the central kitchen anchors the main level with a large island and pantry, connecting easily to both the dining and living areas. The living room adds a more intimate feel with a gas fireplace and built-in shelving, while large windows bring natural light through the rear of the home. A dedicated mudroom with built-in storage and bench area keeps everyday essentials organized, and the spacious rear patio extends the living space outdoors. Upstairs, the layout shifts naturally into private family space with three bedrooms, a versatile loft and dedicated laundry. The primary suite is especially inviting, with a walk-in closet and a well-appointed ensuite featuring a freestanding tub and separate shower. Two additional bedrooms provide comfortable space for family, guests or a home office, while the loft creates a flexible spot for reading, working or relaxing without sacrificing bedroom space. The lower level adds another layer of versatility with a thoughtfully designed two-bedroom legal secondary suite. With a full kitchen, living area, bathroom and laundry, it offers genuine independence for tenants, extended family or guests. This suite is designed for real life and flexibility. Outside, the contemporary architecture combines clean lines, substantial glazing and a refined mix of exterior

materials, complemented by a detached garage for secure parking and storage. Set in Bowness, this is a location that makes it easy to enjoy both city convenience and the outdoors. Bowness Park is just a short walk away, while Bowmont Park and the Bow River pathway system provide an extensive network of trails, natural spaces and opportunities to get outside. Belvedere Parkway School and Bowness High School are nearby, with shopping, restaurants, recreation and everyday amenities throughout the community. The location also provides straightforward access to Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and major routes connecting throughout Calgary. Beautifully designed, exceptionally livable and ready to call home.

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