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8313 47 Avenue NW
Calgary, Alberta

MLS # A2348877



$907,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,999 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board	**Zoning:**	RC-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

PRIME BOWNESS LOCATION | 3-BEDROOM UPPER LEVEL PLUS BONUS ROOM | FULLY FINISHED 2-BED LOWER LEGAL SUITE
Welcome to this newly completed, semi-detached infill offering close to 2,000 square feet of finished living space above grade in the established northwest community of Bowness. Step inside to an open-concept main floor boasting 10 foot ceilings, beginning with an inviting front living room anchored by a custom built-in media wall with warm wood accents, open shelving, and a modern fireplace. The layout transitions through a central dining area into an executive chef-inspired kitchen outfitted with two-tone wood and black cabinetry, quartz countertops, a gas cooktop, built-in wall appliances, and an oversized dark island, seating for four, and glass pendant lighting. A rear mudroom with built-in storage and a 2-piece powder room provide everyday convenience with direct access to the concrete rear patio. The upper level delivers a versatile floor plan with three bedrooms, a dedicated central bonus/family room, an upper laundry room with built-in cabinetry and sink, and a stylish 4-piece bathroom. The primary retreat features a tray ceiling, a walk-in closet, and a 5-piece ensuite with a dark fluted double vanity, separate glass shower, and a freestanding soaker tub set under a picture window. The lower level is fully finished as a self-contained 2-bedroom legal suite complete with a private side entry, full kitchen with stainless steel appliances, open rec room, 4-piece bath, and dedicated laundry. Outside, enjoy a fully fenced backyard with a concrete patio, beautiful lawn, and a double detached garage with paved lane access. Situated on 47 Avenue NW, you are moments from Bowness Park, the Bow River pathways, local cafes, schools, and quick connections via Stoney Trail and Crowchild Trail.

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