



THE
A-TEAM

**RE/MAX
FIRST**

8512 47 Avenue, Calgary T3B1Z9

MLS®#: **A2183759**

Area: **Bowness**

Listing Date: **12/16/24**

List Price: **\$869,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,951

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,951

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Alley Access,Double Garage Detached

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Gas Cooktop,Microwave,Oven-Built-In

Int Feat:

Kitchen Island,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room
Dining Room
Kitchen

Level
Main
Main

Dimensions
12`11" x 8`10"
15`9" x 18`6"

Room
Living Room
Mud Room

Level
Main
Main

Dimensions
15`9" x 15`5"
5`6" x 11`9"

2pc Bathroom	Main	5`6" x 4`8"	Bedroom - Primary	Upper	12`11" x 18`1"
Bedroom	Upper	11`0" x 15`0"	Bedroom	Upper	10`5" x 15`0"
Walk-In Closet	Upper	9`4" x 5`0"	Laundry	Upper	6`11" x 5`0"
5pc Ensuite bath	Upper	8`9" x 18`9"	4pc Bathroom	Upper	9`4" x 5`0"
Family Room	Basement	18`11" x 30`2"	Bedroom	Basement	13`6" x 11`8"
3pc Bathroom	Basement	8`3" x 5`3"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2411922
 Zoning: R-CG

Remarks

Pub Rmks: **Welcome to your dream home in the heart of west side Bowness! This stunning custom-built semi-detached infill seamlessly combines modern luxury with thoughtful design, featuring four spacious bedrooms and three and a half exquisitely appointed bathrooms. With over 2,700 sqft of developed living space, this home is a true masterpiece. As you step inside, you'll be captivated by a striking custom LED feature wall that sets the tone for the open floor plan. The sun-drenched dining room connects seamlessly to the chef's kitchen, which boasts a premium stainless steel appliance package and an expansive 10-foot quartz island—ideal for family gatherings and casual dining. From the kitchen, you'll move seamlessly to the spacious living room, enhanced by soaring 9-foot ceilings, electric fireplace and sliding glass door, which opens up to a large deck. It creates the perfect space for entertaining both indoors and outdoors. Upstairs, you'll discover 2 generously sized bedrooms, a full-sized laundry room with a sink, and a luxurious owner's suite that offers a personal retreat. Indulge in the spa-like 5-piece en-suite, complete with heated floors, a large walk-in custom shower, soaker tub, and a spacious walk-in closet. The fully developed lower level enhances your living space with 9-foot ceilings, a fourth bedroom, a large games/family room, a 3-piece bathroom, and a wet bar—perfect for cozy movie nights and entertaining guests. This prime inner-city location places you mere steps from the Bow River and its scenic pathways, with off-leash areas for your pets just blocks away. You're also only 5 minutes from two hospitals and the University of Calgary, with quick access to Stoney Trail, making trips to the Rocky Mountains effortless. With convenient shopping options like Superstore, Trinity Hills, and the Greenwich Farmer's Market nearby, along with a swift commute to downtown, this home truly offers the pinnacle of modern living in an unbeatable location. Call to book your showing today!**

Inclusions: N/A
 Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









