



THE
A-TEAM

**RE/MAX
FIRST**

7724 46 Avenue, Calgary T3B 1Y2

MLS®#: **A2200158**

Area: **Bowness**

Listing Date: **03/06/25**

List Price: **\$949,900**

Status: **Active**

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:

2,036

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

2,036

Lot Sz Ar:

3,008 sqft

Lot Shape:

DOM

4

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Masonite,See Remarks,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Range,Gas Range,Gas Water Heater,Humidifier,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	16`0" x 12`11"	Bedroom	Second	10`0" x 10`3"
Bedroom	Second	9`11" x 9`10"	5pc Ensuite bath	Second	18`1" x 8`11"
4pc Bathroom	Second	9`3" x 4`11"	Laundry	Second	6`8" x 5`7"
Bedroom	Lower	12`10" x 10`0"	Bedroom	Lower	12`2" x 9`10"
4pc Bathroom	Lower	8`1" x 6`0"	2pc Bathroom	Main	5`1" x 5`4"
Living Room	Main	15`3" x 15`10"	Kitchen	Main	15`8" x 16`3"
Dining Room	Main	14`0" x 11`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2510219

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN House- Sun Mar 9, 12-7.30 pm. WELCOME to this exquisite LUXURY Home, Built by Sarai Custom Homes in the desirable Bowness neighborhood of Calgary AB. This stunning property features a total of 5 bedrooms and 3.5 bathrooms, including a LEGAL Basement Suite that offers incredible potential for rental income, accommodating a larger family, or even serving as a HOME-Based Office. The open-concept floor plan is designed to impress, with High CEILINGS throughout the All levels. The chef-inspired kitchen is a true highlight, showcasing top-of-the-line KitchenAid Appliances and extra-large QUARTZ countertops. The cozy living area features a BEAUTIFUL Gas Fireplace, perfect for unwinding, while the spacious dining room offers ample room for family gatherings and entertaining. The thoughtful design extends to the Foyer and Mudroom, where Sarai Custom Homes has carefully considered the best use of space, ensuring maximum functionality and convenience. Upstairs, the Large Master Bedroom includes a spacious walk-in closet and a beautifully appointed 5-piece ensuite bathroom with Heated Floors. Two additional Bedrooms, a main 4-piece bathroom, a Laundry Room and extra living space complete the second floor. The LEGAL Basement Suite boasts 2 generous bedrooms, its own laundry, and a private entrance, making it an ideal income-generating opportunity or guest suite. Located within walking distance to elementary and high schools, and just minutes away from Bowness Park, the Bow River, and Canada Olympic Park, this home offers both convenience and recreational opportunities right at your doorstep. Enjoy the best of both worlds with only a 10-15 minute commute to downtown Calgary and the University of Calgary. Plus, the stunning Canadian Rockies are just 45 minutes away, offering year-round outdoor adventures. Large windows, high ceilings, and a beautiful front elevation make this property a must-see. Don't miss out on the opportunity to own this extraordinary home that combines quality, design, and a prime location.

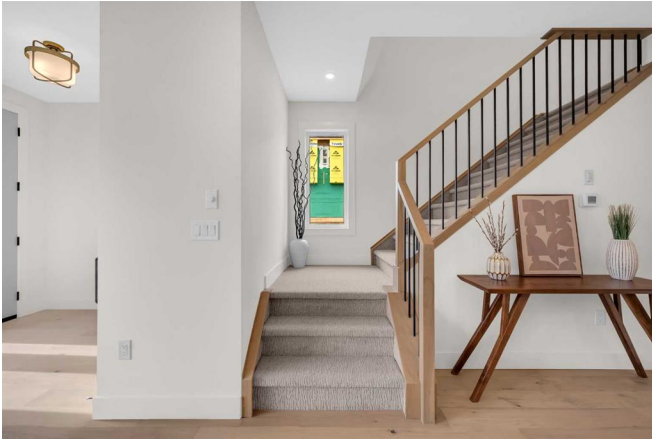
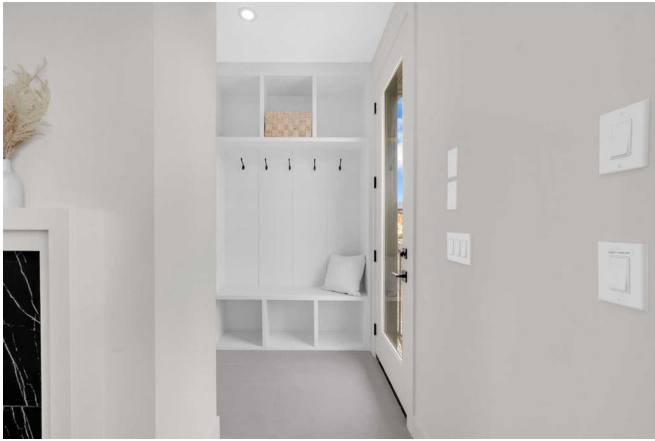
Inclusions:
Property Listed By:

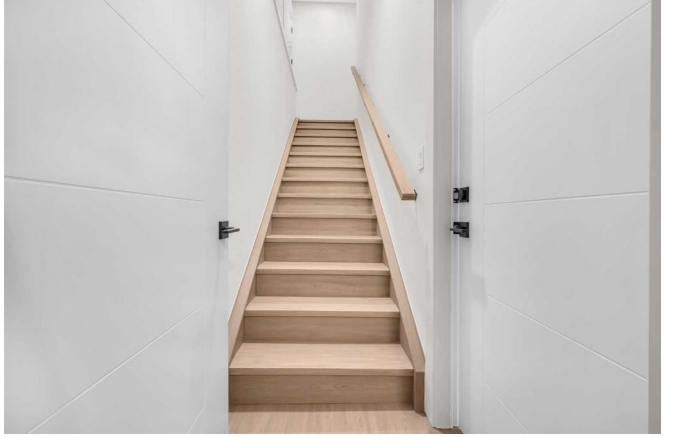
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RE/MAX Complete Realty

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













7724 46 Ave NW, Calgary, AB

Main Floor Exterior Area 951.83 sq ft
Interior Area 875.27 sq ft



0 4 8 ft

PREPARED: 2025/03/06



White regions are excluded from total floor area in GUSICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 1034.50 sq ft
Interior Area 937.27 sq ft



0 4 8 ft

PREPARED: 2025/03/06



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Basement (Below Grade) Exterior Area 872.40 sq ft
Interior Area 798.72 sq ft



0 4 8 ft

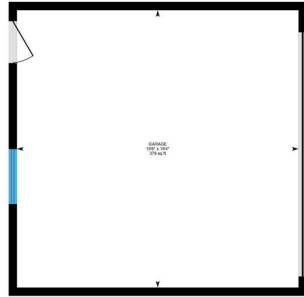
PREPARED: 2025/03/06



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Detached Garage Excluded Area 379.01 sq ft



PREPARED: 2024/03/06



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