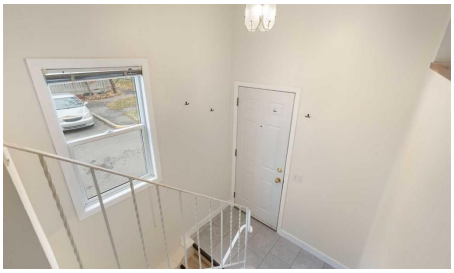
15 8544 48 Avenue NW

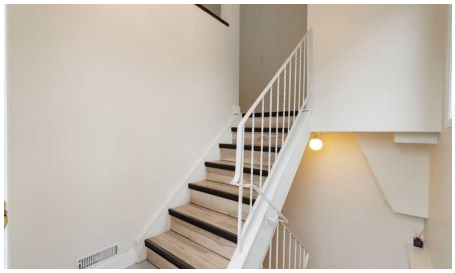
Calgary | Active | MLS® A2356041

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**491.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Discover this Tastefully renovated bi-level townhouse nestled within the desirable NW community of Bowness, offering convenient access to everything you need and an inviting atmosphere for everyday living. Approximately 930 square feet of fully developed liveable space unfolds with an open concept layout in the upper level, seamlessly blending the dining room, kitchen, and living room, creating a warm hub for gatherings and relaxation. Large windows allow for ample natural light, enhancing the home's appeal. The kitchen features a new Skylight which has a rain sensor to auto close(2025) and shines with a newer Fridge, Stove, Dishwasher and is accompanied by new cupboards and counters. The new chic vinyl flooring flows throughout the unit, complimented by the new tile at the front entry. Both which provide style and durability. Conveniently located in the lower level, you'll find the washer and dryer, along with two bedrooms and one bathroom, providing comfortable accommodation for residents or guests. the lower level offers flexibility for recreation or storage. Step outside onto the deck overlooking a corner lot adorned with few trees and an open landscape. Minutes away you'll find Bowness Park, Elbow River walking paths, shopping, playgrounds, and schools. With visitor parking available as part of the association amenities, this townhouse presents a wonderful opportunity for those seeking a well maintained home in a vibrant community, complete with street lights, sidewalks, and nearby fishing opportunities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356041
Bedrooms	2
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level

Total Living Area:	491.44 sq. ft.
Main Level Finished Area:	491.44 sq. ft.
Below Grade Finished Area:	439.95 sq. ft.
Condo Fee:	$403.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1971 (Age: 55)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9011136
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Linoleum, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Riverside
Community:	Bowness
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV and TV Mount Main Floor
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 11' × 9'1" ·
Main Floor	Hall · 7'7" × 3'10" ·
Main Floor	Storage · 6' × 5'2" ·
Main Floor	Living Room · 13'10" × 10'2" ·
Main Floor	Kitchen · 12' × 8'4" ·
Lower Level	Bedroom - Primary · 9'10" × 9'5" ·
Lower Level	Bedroom · 9'10" × 6'8" ·

Lower Level	Furnace/Utility Room · 7'5" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Skylight(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Corner Lot, Few Trees, Open Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/15-8544-48-avenue-nw-calgary-a2356041/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.