8106 47 Avenue NW

Calgary | Active | MLS® A2345212

$865,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,917 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to 8106 - 47 Avenue NW, a custom two-story Bowness infill offering distinct finishes and a functional layout.
ALBERTA NEW HOME WARRANTY
Main Floor Layout: Bright, open-concept with 10 FOOT CIELING, large windows, LVP flooring,.
• Living & Dining: Spacious dining area flows into a kitchen and living room with a gas fireplace and built-in bookshelves.
• Kitchen: Gourmet space with soft-close cabinets, stainless appliances (gas cooktop, wall oven), and a coffee bar.
• Two-piece powder room and a practical mudroom with built-in storage.
Upper Level
• Primary Suite: Private retreat with bespoke millwork, walk-in closet, and a spa-like five-piece ensuite.
• Additional Spaces: Two bedrooms with custom closets, a four-piece bathroom, and a laundry room with a sink.
Legal Basement Suite
• Income Potential: Separate private entrance leads to a two-bedroom, one-bathroom unit.
• Amenities: Features dedicated in-suite laundry and an open-concept kitchen and living area.
Exterior & Garage
• Finish: Durable Hardie Board and accent stonework.
• Garage: Detached double garage with EV charging, Canadian-made doors, and a wide back lane.
• Cooling: Roughed-in for central air conditioning.
Location & Viewings
• Convenience: Steps from Bow River pathways, Bowness Park, schools, transit, and shopping.
Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345212
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,917 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	3
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2610182
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Stone
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Gas Range, Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	na
Restrictions:	None Known
Main Floor	Dining Room · 14'3" × 14' ·
Main Floor	Kitchen · 16'5" × 15'8" ·
Main Floor	Living Room · 13'6" × 13'3" ·
Main Floor	Mud Room · 10'9" × 5'11" ·
Upper Level	Bedroom - Primary · 17'8" × 12'10" ·
Upper Level	Walk-In Closet · 8'9" × 5'10" ·
Upper Level	Laundry · 8'9" × 4'11" ·
Upper Level	Bedroom · 11'11" × 9'9" ·
Upper Level	Bedroom · 11'10" × 11'4" ·

Basement	Bedroom · 10'11" × 10'9" ·
Basement	Bedroom · 10'4" × 9'7" ·
Basement	Living Room · 13'5" × 11'6" ·
Basement	Kitchen · 9'11" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Other, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Track Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Exterior Features:	BBQ gas line, Garden, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-G
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8106-47-avenue-nw-calgary-a2345212/

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

Data was last updated November 23, 2026 at 10:05 AM (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.