8134 47 Avenue NW

Calgary | Active | MLS® A2341234

$895,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,955.79 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* SHOW HOME | SATURDAY, NOV. 21, 12:30 - 2:30PM * Located in Bowness, one of Calgary’s most established northwest communities, this home offers a balance of everyday convenience and access to outdoor lifestyle amenities that consistently draw buyers to the area. Just minutes from Bowness Park and the Bow River pathway system, the location supports walking, cycling, and year-round recreation. Local cafés, bakeries, and neighbourhood restaurants contribute to Bowness’ small-town feel, while quick access to Stoney Trail and Crowchild Trail makes commuting across the city efficient. WinSport and Canada Olympic Park are close by, along with nearby grocery options, recreation facilities, and schools, including Bowness High School and Belvedere Parkway School.

Inside, the main floor is bright and open with 9-foot ceilings and a layout that flows naturally from front to back. A defined dining area sits comfortably between the foyer and kitchen, creating separation without breaking sightlines. The kitchen is clearly designed for everyday use and entertaining, featuring a built-in wall oven, gas cooktop, dishwasher, French-door fridge, and a walk-in pantry that offers true storage rather than decorative shelving. The living room is anchored by a gas fireplace, adding warmth and a strong focal point. At the rear of the main floor, a powder room and a dedicated mudroom with built-in cabinetry support daily function and organization.

The upper level continues the home’s clean, calm feel. The primary bedroom features a tray ceiling, a generous walk-in closet, and an ensuite that includes a freestanding soaker tub and a separate glass-enclosed shower. A bonus room provides flexible secondary living space, suitable for a media room, office, or play area. Two secondary bedrooms and a full bathroom complete the level. 9-foot ceilings upstairs maintain consistent ceiling height and openness throughout.

The lower level continues the home’s clean, intentional design and feels every bit as considered as the main living spaces. This 2-bed legal lower suite is a turnkey opportunity for a mortgage helper or multigenerational living. A full kitchen opens to a dedicated living area, creating a natural flow that works well for extended family, guests, or flexible day-to-day use. Two well-sized bedrooms, a full bathroom, and separate laundry round out the space, with practical storage integrated where it matters. The result is a lower level that feels finished, functional, and easy to live in, rather than an afterthought.

Across three finished levels, the home offers a thoughtful mix of lifestyle and practical spaces. Combined with its Bowness location near river pathways, parks, major road connections, schools, and WinSport, this property delivers strong everyday livability with long-term appeal. Quiet residential streets, excellent access, and a well-executed interior layout come together in a home that aligns with how people live in Calgary today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341234
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:	1,955.79 sq. ft.
Main Level Finished Area:	938.84 sq. ft.
Upper Level Finished Area:	1,016.95 sq. ft.
Below Grade Finished Area:	790.99 sq. ft.
Lot Area:	278 sq. ft.
Lot Frontage:	7'7½"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
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:	2512050
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator

Inclusions:	Basement: OTR Microwave, Dishwasher, Refridgerator, Electric Stove
Restrictions:	None Known
Main Floor	Living Room · 14'4" × 14' ·
Main Floor	Kitchen · 16'5" × 8'9" ·
Main Floor	Dining Room · 12'5" × 12'2" ·
Main Floor	Pantry · 5'9" × 5'4" ·
Main Floor	Mud Room · 8'8" × 5'3" ·
Upper Level	Bedroom - Primary · 14' × 12'5" ·
Upper Level	Walk-In Closet · 9'9" × 7'3" ·
Upper Level	Bedroom · 11'5" × 10'2" ·
Upper Level	Bedroom · 9'10" × 8'11" ·
Upper Level	Bonus Room · 10'11" × 10' ·
Upper Level	Laundry · 4'9" × 2'11" ·
Basement	Bedroom · 9'11" × 9'3" ·
Basement	Bedroom · 9'3" × 8'6" ·
Basement	Living Room · 11'6" × 11'5" ·
Basement	Kitchen · 9'8" × 8'9" ·
Basement	Furnace/Utility Room · 6'10" × 5'6" ·
Basement	Furnace/Utility Room · 9'1" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck

Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8134-47-avenue-nw-calgary-a2341234/

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