# 8313 47 Avenue NW

Calgary | Active | MLS® A2348877

**$907,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2026** | **1,998.79 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by TREC The Real Estate Company

# A closer look

PRIME BOWNESS LOCATION | 3-BEDROOM UPPER LEVEL PLUS BONUS ROOM | FULLY FINISHED 2-BED LOWER LEGAL SUITE

Welcome to this newly completed, semi-detached infill offering close to 2,000 square feet of finished living space above grade in the established northwest community of Bowness. Step inside to an open-concept main floor boasting 10 foot ceilings, beginning with an inviting front living room anchored by a custom built-in media wall with warm wood accents, open shelving, and a modern fireplace. The layout transitions through a central dining area into an executive chef-inspired kitchen outfitted with two-tone wood and black cabinetry, quartz countertops, a gas cooktop, built-in wall appliances, and an oversized dark island, seating for four, and glass pendant lighting. A rear mudroom with built-in storage and a 2-piece powder room provide everyday convenience with direct access to the concrete rear patio. The upper level delivers a versatile floor plan with three bedrooms, a dedicated central bonus/family room, an upper laundry room with built-in cabinetry and sink, and a stylish 4-piece bathroom. The primary retreat features a tray ceiling, a walk-in closet, and a 5-piece ensuite with a dark fluted double vanity, separate glass shower, and a freestanding soaker tub set under a picture window. The lower level is fully finished as a self-contained 2-bedroom legal suite complete with a private side entry, full kitchen with stainless steel appliances, open rec room, 4-piece bath, and dedicated laundry. Outside, enjoy a fully fenced backyard with a concrete patio, beautiful lawn, and a double detached garage with paved lane access. Situated on 47 Avenue NW, you are moments from Bowness Park, the Bow River pathways, local cafes, schools, and quick connections via Stoney Trail and Crowchild Trail.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348877 |
| **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 |

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|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,998.79 sq. ft. |
| **Main Level Finished Area:** | 929.66 sq. ft. |
| **Upper Level Finished Area:** | 1,069.13 sq. ft. |
| **Below Grade Finished Area:** | 880.12 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,000 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 8 |
| **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:** | 2610185 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |

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|---|---|
| **New Constr.:** | Yes |
| **Construction Material:** | Cement Fiber Board |
| **Structure Type:** | Duplex |
| **Roof:** | Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Tile, Vinyl |
| **Cooling:** | Rough-In |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Sink, Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Bowness |
| **Appliances:** | Built-In Range, Dishwasher, Electric Range, Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 15'4" × 9'9" · |
| **Main Floor** | Foyer · 6'6" × 5'9" · |
| **Main Floor** | Kitchen · 15'7" × 13'2" · |
| **Main Floor** | Living Room · 19'9" × 15'4" · |
| **Main Floor** | Mud Room · 10'11" × 6' · |
| **2nd Floor** | Bedroom · 15'5" × 9'11" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 12'2" × 9'6" · |
| **2nd Floor** | Bonus Room · 9'11" × 8'8" · |
| **2nd Floor** | Bedroom - Primary · 16'3" × 13'3" · |
| **2nd Floor** | Walk-In Closet · 8'10" × 5'6" · |
| **Basement** | Bedroom · 13'6" × 8'8" · |
| **Basement** | Bedroom · 10' × 9'9" · |
| **Basement** | Kitchen · 15'3" × 11'4" · |
| **Basement** | Laundry · 3'11" × 3'5" · |
| **Basement** | Game Room · 12'8" × 11'8" · |
| **Basement** | Furnace/Utility Room · 8'7" × 8'4" · |
| **Basement** | Furnace/Utility Room · 7' × 5'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Closet Organizers, Double Vanity, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s) |
| **Exterior Features:** | BBQ gas line, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | RC-2 |
| **Listed Date:** | Sep 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8313-47-avenue-nw-calgary-a2348877/

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

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