8515 48 Avenue NW

Calgary | Active | MLS® A2348445

$750,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1956**	**918 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Welcome to your Cottage in the City - a charming Bowness home tucked into an incredible location just steps from the Bow River and its extensive pathway system. Full of warmth and character, the bright main level features two bedrooms and inviting living spaces, while the developed lower level offers an additional bedroom, ample space and more living space, creating lots of room for extended family, older children or guests.

Outside, the backyard is made for summer. A covered outdoor cooking and seating area provides the perfect spot for BBQs and long evenings outdoors, while the double detached garage gives you plenty of room for vehicles, bikes and all the gear that comes with this location.

And this is where this property really shines. Walk or bike to Bowness Park, Baker Park and Bowmont Park, explore kilometres of pathways, take the dog down by the river or grab the kayak and head for the water.

A home with character, a backyard you'll actually use, and the Bow River practically at your doorstep - all in one of Bowness's most loved pockets.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348445
Bedrooms	3
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	918 sq. ft.
Main Level Finished Area:	918 sq. ft.
Below Grade Finished Area:	745 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1956 (Age: 70)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2660AP
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Stone

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, RV Access/Parking
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Stove
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 12'9" × 9'10" ·
Main Floor	Bedroom · 12'2" × 9'5" ·
Main Floor	Kitchen · 19'4" × 11'11" ·
Main Floor	Living Room · 13'7" × 13'5" ·
Basement	Den · 10'10" × 6'11" ·
Basement	Laundry · 7'3" × 6'8" ·
Basement	Bedroom - Primary · 12'8" × 12' ·
Basement	Game Room · 14'4" × 11'10" ·
Basement	Furnace/Utility Room · 6'9" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Storage
Exterior Features:	BBQ gas line, Covered Courtyard, Fire Pit, Garden, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio, Porch, Side Porch
Lot Features:	Back Lane, Back Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Private, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8515-48-avenue-nw-calgary-a2348445/

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