8519 48 Avenue NW

Calgary | Active | MLS® A2352196

$899,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,009.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to an extremely well located and well built semi-detached infill home! Located only a few steps to Bowness park, Bowmont off-leash park, the Bow River, numerous fantastic biking and walking paths and located on a very quiet street in a semi closed cul-de-sac in west Bowness! This small custom builder has created a stylish open concept layout with a total of 5 bedrooms, 3 1/2 baths and over 2,800 sqft of total luxurious living space!! Some of the special features include newly painted doors and trim, several custom built-ins through out highlighted by under-mount lighting, a gorgeous chef's kitchen c/w a large granite island, 9ft ceilings on the main and lower levels, contemporary flat ceilings and striking beautiful wide plank hardwood laminate and tile flooring. The upper level offers 3 good sized bedrooms, a nice sitting/flex room, the primary bedroom is the amazing focal point to contemporary living and features a massive walk-in closet c/w several built-ins, and to complete the high quality finishes is the spa like 5-pce ensuite. The master ensuite retreat, offers heated floors, a separate tub and a 5 faucet luxurious shower!! HERE'S THE BONUS…The lower level is a self contained 2 bedroom legal, bright and beautiful suite, offering the same high quality upgrades as upstairs, including granite counters, under-mount lighting, tile flooring, 9ft ceilings and much more. The maintenance free exterior includes the stucco and Rundle rock facade offering timeless function into the future! Hurry on this fantastic brand new home in Bowness!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352196
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:	2,009.34 sq. ft.
Main Level Finished Area:	933.95 sq. ft.
Upper Level Finished Area:	1,075.39 sq. ft.
Below Grade Finished Area:	839.2 sq. ft.
Lot Area:	2,994 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	North
Entry Level:	1
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:	2511871
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Jasper Home Builders LTD.
New Constr.:	Yes
Construction Material:	Stone, Stucco
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s)
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Lower Level, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	Lower Suite: Dishwasher, Dryer, Refrigerator, Stove, Washer
Restrictions:	None Known
Main Floor	Great Room · 14'7" × 11'10" ·
Main Floor	Kitchen With Eating Area · 16'1" × 8'8" ·
Main Floor	Dining Room · 13'6" × 12'11" ·
Main Floor	Mud Room · 11'9" × 5'11" ·
2nd Floor	Bedroom - Primary · 14'10" × 13'1" ·
2nd Floor	Bedroom · 12'4" × 9'9" ·
2nd Floor	Bedroom · 12'4" × 9'11" ·
2nd Floor	Flex Space · 10'4" × 8' ·

2nd Floor	Laundry · 6'5" × 5'9" ·
Lower Level	Bedroom · 13'7" × 9'9" ·
Lower Level	Bedroom · 10'6" × 10' ·
Lower Level	Living Room · 12'8" × 9'10" ·
Lower Level	Kitchen With Eating Area · 10'9" × 9'11" ·
Lower Level	Furnace/Utility Room · 8'8" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Cross Fenced, Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8519-48-avenue-nw-calgary-a2352196/

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