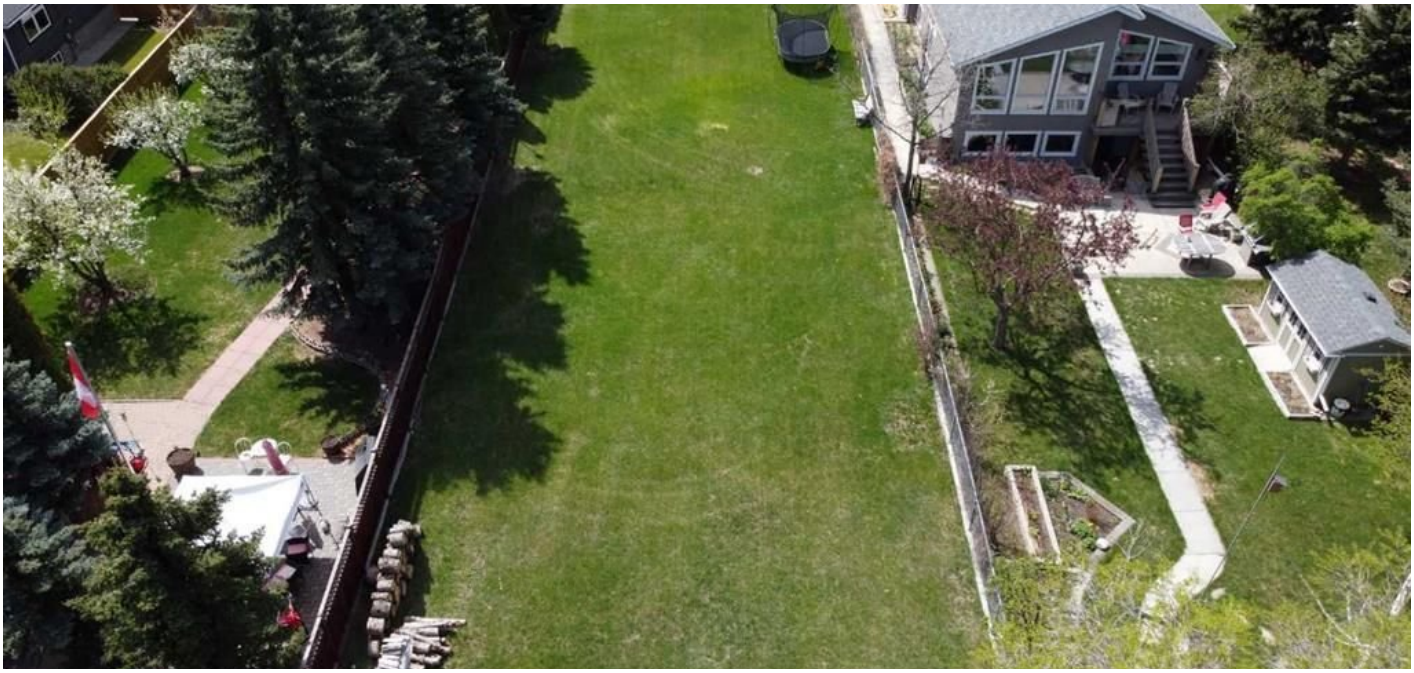
8520 48 Avenue NW

Calgary | Active | MLS® A2337927

$995,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Have you been looking for the right lot to build your dream home? This expansive 50' x 385' lot backs onto the serene East Bowness Park Lagoon and offers a large footprint to develop on. Nestled on a quiet, low-traffic street, this oversized property offers an incredible combination of inner-city convenience and secluded parkland tranquility. The unique topography features a commanding elevation at the front, providing a stately build site that overlooks the sprawling, private backyard as it moves toward the water. This is a clear, ready-to-build canvas with no demolition required, offering ample room for a custom home, oversize garage, and a deep outdoor oasis.
Life here is a four-season experience. Enjoy the peaceful, treed backdrop of the lagoon in the summer and your own skating rink in the winter, a luxury shared with only five neighboring families. Just steps away from the extensive pathway network connecting you to Bowness Park, Baker Park, Bowmont Park, and the Bowmont Island Off-leash area. Despite the nature-first feel, you remain minutes away from the Foothills Hospital, U of C, downtown, and the gateway to the Rocky Mountains. Own one of the most versatile and private park-side parcels in Calgary.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2337927
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	19,052 sq. ft.
Lot Frontage:	50'
Bathrooms:	- (Full:-, Half:-)
Plan:	9311835
Ensuite:	No
Sewer:	Other
Utilities:	Electricity at Lot Line
Garage:	No
City Quadrant:	Northwest

Community:	Bowness
Inclusions:	N/A
Restrictions:	None Known
School District:	Calgary Board of Education
High School District:	Calgary Board of Education
Title to Land:	Fee Simple
Community Features:	Fishing, Park
Lot Features:	Backs on to Park/Green Space, Cleared, Near Public Transit, Near Shopping Center, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Secluded, See Remarks
Access To Property:	Direct Access
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8520-48-avenue-nw-calgary-a2337927/

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

Data was last updated November 23, 2026 at 04:05 PM (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.