8623 48 Avenue NW

Calgary | Active | MLS® A2347707

$898,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,020.41 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | NOV. 21, 3-5PM | NOV. 22, 1-3PM * This contemporary semi-detached infill pairs a beautifully considered layout with the kind of everyday functionality that makes a home work just as well for family life as it does for entertaining. Found in Calgary’s desirable Bowness Community with shops, schools, main road access and beautiful outdoor spaces. This is a home that truly checks every box.

The main floor is defined by a natural flow from the front entry through the dining room, kitchen and living space. A defined foyer creates a proper sense of arrival featuring convenient built-ins, while the central kitchen anchors the main level with a large island and pantry, connecting easily to both the dining and living areas. The living room adds a more intimate feel with a gas fireplace and built-in shelving, while large windows bring natural light through the rear of the home. A dedicated mudroom with built-in storage and bench area keeps everyday essentials organized, and the spacious rear patio extends the living space outdoors.

Upstairs, the layout shifts naturally into private family space with three bedrooms, a versatile loft and dedicated laundry. The primary suite is especially inviting, with a walk-in closet and a well-appointed ensuite featuring a freestanding tub and separate shower. Two additional bedrooms provide comfortable space for family, guests or a home office, while the loft creates a flexible spot for reading, working or relaxing without sacrificing bedroom space.

The lower level adds another layer of versatility with a thoughtfully designed two-bedroom legal secondary suite. With a full kitchen, living area, bathroom and laundry, it offers genuine independence for tenants, extended family or guests. This suite is designed for real life and flexibility.
Outside, the contemporary architecture combines clean lines, substantial glazing and a refined mix of exterior materials, complemented by a detached garage for secure parking and storage.

Set in Bowness, this is a location that makes it easy to enjoy both city convenience and the outdoors. Bowness Park is just a short walk away, while Bowmont Park and the Bow River pathway system provide an extensive network of trails, natural spaces and opportunities to get outside. Belvedere Parkway School and Bowness High School are nearby, with shopping, restaurants, recreation and everyday amenities throughout the community. The location also provides straightforward access to Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and major routes connecting throughout Calgary.

Beautifully designed, exceptionally livable and ready to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347707
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:	2,020.41 sq. ft.
Main Level Finished Area:	951.69 sq. ft.
Upper Level Finished Area:	1,068.72 sq. ft.
Below Grade Finished Area:	873.23 sq. ft.
Lot Area:	3,009 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
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:	2610890
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Starline Builders
New Constr.:	Yes
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl
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:	In Basement, Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood
Inclusions:	N/A

Restrictions:	None Known
Main Floor	Living Room · 14' × 13'10" ·
Main Floor	Kitchen · 16'11" × 15'5" ·
Main Floor	Dining Room · 14' × 13'5" ·
Upper Level	Bedroom - Primary · 18'1" × 12'8" ·
Upper Level	Walk-In Closet · 8'10" × 4'11" ·
Upper Level	Bedroom · 11'6" × 10'11" ·
Upper Level	Bedroom · 10'11" × 9'11" ·
Upper Level	Loft · 15'9" × 10'3" ·
Upper Level	Laundry · 6'11" × 5'11" ·
Basement	Furnace/Utility Room · 10'4" × 7'5" ·
Suite	Bedroom · 10'11" × 10'4" ·
Suite	Bedroom · 10'7" × 9'3" ·
Suite	Kitchen · 15'2" × 10'3" ·
Suite	Game Room · 15'2" × 11'1" ·
Suite	Laundry · 10'11" × 3'3" ·
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, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Patio
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:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8623-48-avenue-nw-calgary-a2347707/

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